

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, September 24, 2015

Present: Frank Delling
Gord Hamilton
John Hardie (regrets)
Katy Paul-Chowdhury
Fern Stimpson

By invitation: Isan Murat Property Manager, Brookfield
Recorder Wendy Weaver

OPENING OF THE MEETING

There being a quorum present, Frank Delling called the meeting to order at 1:00 p.m.

1. Review and Acceptance of Agenda: The Board reviewed and approved the agenda.

2. Approval of Minutes

2.1 The Board reviewed and approved the Minutes from August 27, 2015

MOVED BY Gord Hamilton

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

3. Approval of Financial Statements

3.1 The Board reviewed and approved the Financial Statement for the month of August 31, 2015.

MOVED BY Frank Delling

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 Emergency Generator Update: The Board has now approved the decision to accept Superior Power's modification to the exhaust routing of the new generator in order to improve the exhaust management and visual esthetics.

MOVED BY Frank Delling

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

4.2 Remove Concrete and Inter locking from Shuffle Board: In progress.

4.3 Repair concrete cracks in Garage P1: In progress.

5. Contracts and Proposals

- 5.1 Lobby Renewal Project Update: In progress.
- 5.2 Balcony Ponding Remediation: In progress.

6. Items Completed

- 6.1 Bulk TV Contract
- 6.2 Elevator and Notice Board Monitors
- 6.3 Landscaping Project
- 6.4 Repair and Coating of the Mechanical Penthouse
- 6.5 Replacement of Exhaust Pipes for DHW Boilers

7. Committee Liaison Reports

- 7.1 HPGR Board: No current action is required.
- 7.2 Communication Committee: No current action is required.
- 7.3 Energy Committee: No current action is required.
- 7.4 Health and Safety Committee: Cautionary signage will be posted at the P1 pedestrian exit during the lobby renovation. The committee has requested signs to be posted in the bicycle rooms to remind owners to safely secure their bicycles.
- 7.5 Neighbours Committee: Fall teas and a holiday event are being planned.
- 7.6 Landscaping Committee: No current action is required.
- 7.7 Rules and Regulations Committee: The revised Rules and Regulations document will have a legal review before final approval by the board.
- 7.8 Nomination Committee: Completed.

8. Meet the Board: All items were addressed.

9. Review of Action Item List: The action list was reviewed and updated.

10. Other Matters:

- 10.1 Obituaries: The practice of posting obituaries with family consent will be continued.

MOVED BY Fern Stimpson
SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

- 10.2 Balcony Painting: In progress.
- 10.3 AGM: Plans are in progress for the meeting on October 28, 2015.
- 10.4 Elevator Breakdown: Isan and Frank Delling will meet with Thyssen Krupp Elevator Service to discuss this ongoing concern.
- 10.5 E-Car Study: There will be a review of the needs and costs for E-Car power accommodation in the garage.

11. Adjournment

The meeting was adjourned at 3:30 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, October 22, 2015 at 1:00 p.m. in the Games Room.**