

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Tuesday, November 24, 2015

Present: David Brown
Gord Hamilton
Gary Legault
Katy Paul-Chowdhury
Fern Stimpson

By invitation: Isan Murat Property Manager, Brookfield
Recorder Holly Price

OPENING OF THE MEETING

There being a quorum present, Katy Paul-Chowdhury called the meeting to order at 5:09 p.m.

- 1. Review and Acceptance of Agenda:** The Board reviewed and approved the agenda.
- 2. Election of Directors, Board Meeting Schedule and Confidentiality:** The Board approved The appointment of Katy as President, Gary Legault as treasurer, Gord Hamilton as secretary, and David Brown as a Director.

MOVED BY Fern Stimpson
SECONDED BY Gary Legault
All were in favour and the motion was CARRIED.

The Board approved the appointment of Fern Stimpson as Vice-President.

MOVED BY Katy Paul-Chowdhury
SECONDED BY Gary Legault
All were in favour and the motion was CARRIED.

The Board approved the general timing of board meetings as the final Thursday of each month at 6:00 p.m.

The new Directors signed the confidentiality documents.

3. Approval of Minutes

3.1 The Board reviewed and approved the Minutes from October 22, 2015

MOVED BY Gord Hamilton
SECONDED BY Fern Stimpson
ABSTAINED Gary Legault, David Brown
All were in favour and the motion was CARRIED.

4. Approval of Financial Statements

4.1 The Board reviewed and approved the Financial Statement for the month of October 31, 2015,

MOVED BY Gary Legault

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

5. Matters Arising from Past Minutes

5.1 Consolidated Rules and Committee Structure Revision Update: In progress.

5.2 Emergency Generator Update: The installation will be completed by November 30th.

5.3 Lobby Renewal Project Update: In progress.

5.4 Elevator Machinery Replacement: Deferred - Reserve Fund Study 2016

6. Contracts and Proposals

6.1 Balcony Ponding Remediation: In Progress

6.2 Remove Concrete and Interlocking from Shuffle Board: In Progress.

6.3 Hallway Carpet Rental: The Board agreed to proceed with the contract for seasonal carpet rental for a period of six months.

6.4 Lobby Renovation Baycor: The Board agreed to proceed with the installation of stone baseboard.

MOVED BY Fern Stimpson

SECONDED BY Gary Legault

All were in favour and the motion was CARRIED.

The Board approved the installation of exit lights.

MOVED BY Fern Stimpson

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

The Board approved a new contract for mailboxes.

MOVED BY Fern Stimpson

SECONDED BY David Brown

All were in favour and the motion was CARRIED.

The Board approved the removal of the old wooden grille in the lobby and installation of the new grille.

MOVED BY Fern Stimpson

SECONDED BY Gary Legault

All were in favour and the motion was CARRIED

MOVED BY Katy Paul-Chowdhury
SECONDED BY Fern Stimpson
All were in favour and the motion was CARRIED.

6.6 Lobby Furniture: The Board approved the initial cost (50%) of ordering the lobby furniture from Shields + Associates.

MOVED BY Fern Stimpson
SECONDED BY Katy Paul-Chowdhury
All were in favour and the motion was CARRIED.

7. Items Completed

7.1 Fencing around Generator

7.2 Garage Cleaning

7.3 Window Washing

8. Committee Liaison Reports and Appointment of Director Liaisons

8.1 HPGR Board: No current action is required. David Brown and Fern Stimpson are appointed Board Liaison Directors.

8.2 Communication Committee: Viewpoint 50 will be circulated in December. Gord Hamilton is the appointed Board Liaison Director.

8.3 Health and Safety Committee: No current action is required. Gary Legault is the appointed Board Liaison Director.

8.4 Neighbours Committee: Plans are underway for a tea, perhaps in January.

8.5 Landscaping Committee: No current action is required.

8.6 Energy and Library Committees are designated as 'Ad Hoc Committees'.

9. Meet the Board: All issues were addressed.

10. Correspondence: All letters and emails were addressed and responses made accordingly.

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

12. Other Matters:

12.1 Parcel Boxes: In progress.

12.2. Disaster Recovery Planning: In progress.

12.3 Seasonal Party: Due to lobby renovations, the Board decided, in lieu of a Seasonal Party, to hold a party for the official opening of the lobby in the New Year.

13. Adjournment

The meeting was adjourned at 8:45 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, December 17, 2015 at 6:00 p.m. in the Games Room.**

President

Sam Stimpson (VP)

Secretary

J Hamilton