

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, June 30, 2016

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

Regrets: Gary Legault

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

OPENING OF THE MEETING

There being a quorum present, Katy Paul-Chowdhury called the meeting to order at 6:40 p.m.

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

2. Approval of Minutes

2.1 The Board reviewed and approved the Minutes from May 26, 2016

MOVED BY Gord Hamilton

SECONDED BY Katy Paul-Chowdhury

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 May 31, 2016.

MOVED BY Katy Paul-Chowdhury

SECONDED BY David Brown

All were in favour and the motion was CARRIED.

3.2 The Board reviewed and approved the Year End Financial Statement of April 30, 2016.

MOVED BY Katy Paul-Chowdhury

SECONDED BY David Brown

All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 Fitness Room Refurbishment: In progress

4.2 Balcony Ponding Remediation: In Progress

4.3 Signing the Agreement with YCC 435: YCC 323 signed the agreement to amend the easement for the shuffle board, and will request YCC 435 to sign the amendment.

5. Contracts and Proposals

5.1 Parking Garage Evaluation: The Board agreed to hire WSP Engineering to complete the evaluation of garage repairs.

MOVED BY Fern Stimpson
SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

5.2 Installation of Fan Coil Unit in Fitness Room: The Board agreed to replace the electric baseboard heaters and separate air conditioning unit with a combination unit to provide heating and cooling compatible with the main building HVAC system. The unit will be installed by CleanFlo. Prestige Mechanical will complete the plumbing for the combination unit.

MOVED BY Fern Stimpson
SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

5.3 Replacement of sump pump in P3: The Board approved the hiring of Prestige Mechanical to replace the pump and motor.

MOVED BY Katy Paul-Chowdhury
SECONDED BY David Brown

All were in favour and the motion was CARRIED.

5.4 Cleaning of exterior balcony glass: The Board approved the hiring of Gold Standard Property Care to wash the exterior balcony glass to ensure resident safety.

MOVED BY Fern Stimpson
SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

6. Items Completed

- 6.1 Window Cleaning
- 6.2 Parcel Boxes

7. Committee Liaison Reports

- 7.1 HPGR Board: No current action is required.
- 7.2 Communication Committee: No current action is required.
- 7.3 Health and Safety Committee: No current action is required.
- 7.4 Neighbours Committee: No current action is required.
- 7.5 Landscaping Committee: No current action is required.

8. Meet the Board: All issues were addressed and responses made accordingly.

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

10. Other Matters:

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

10.2 Nomination Committee: The Board agreed to ask Frank Delling to chair a Nomination Committee to provide a list of residents interested in being Board Directors.

10.3 Unit Fire: The board reviewed the report about a fire in a unit, and is awaiting a report from the Fire Department.

10.5 Staff Bonuses: The Board approved the awarding of bonuses to both Superintendents.

11. Adjournment: The meeting was adjourned at 9:05 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, July 28, 2016 at 6:00 p.m.** in the Multipurpose Room.

President

Secretary