

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, August 25, 2016

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

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 6:02 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 July 28, 2016

MOVED BY Gord Hamilton

SECONDED BY Gary Legault

All were in favour was CARRIED.

**3. Approval of Financial Statements**

3.1 The Board reviewed and approved the Financial Statement for the month of July 31, 2016.

MOVED BY Gary Legault

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

**4. Matters Arising from Past Minutes**

4.1 Fitness Room Refurbishment: The Board approved the hiring of CPL to renovate the fitness room.

MOVED BY Gary Legault

SECONDED BY David Brown

All were in favour and the motion was CARRIED.

4.2 Balcony Ponding Remediation: The Board agreed to seek new proposals for remediation of ponding on the balconies in the units identified by the surveys. Access to the balconies will be made through the units.

MOVED BY Fern Stimpson

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

4.3 Installation of Fan Coil Unit in Fitness Room: Preparations for the installation of the HVAC system connecting to the main building system is complete. The new unit will be installed soon.

4.4 Installation of New Front Door: The new lobby doors have been installed. Additional adjustments will be made by the end of September.

## 5. Contracts and Proposals

5.1 Parking Garage Evaluation: The final report has not been received to date.

5.2 Installation of a Blow Down Release Valve in the plumbing system: The Board approved a contract with Royal Plumbing and Contracting Ltd. to replace the Blow Down Release Valve.

MOVED BY Katy Paul-Chowdhury

SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

## 6. Items Completed

6.1 Bell Agreement

6.2 Installation of Sump Pump

## 7. Committee Liaison Reports

7.1 HPGR Board: Discussions are being held to review the management of the shared facilities.

7.2 Communication Committee: 'What's Happening' is being prepared for distribution in September.

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.

7.6 Board Nomination Committee: The committee is currently interviewing potential candidates for the Board of Directors.

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 Elevator Incident: The Board reviewed the report regarding the damage to the elevator due to two persons jumping in the elevator when it was moving. The cost of the damage and emergency calls will be recovered by the owner.

10.2 Shared Facilities Agreement and Correspondence: Bylaw 11 is still under discussion with YCC 435 as well as a possible change in the management of the HPGR facilities.

10.3 Short-term Rental: The Board reviewed short term rentals regarding possible Airbnb rentals. The rules and Regulations of the corporation sets a six-month minimum time limit.

10.4 The Board reviewed the President's letter for 'What's Happening'.

10.5 Damage from HVAC flooding: The Board approved the flooring repairs caused by water damage in a unit.

MOVED BY Fern Stimpson

SECONDED BY Gary Legault

All were in favour and the motion was CARRIED.

10.6 Brookfield Memorandum: The Board directed the manager to further investigate the possibility of the corporation qualifying for PUMPsaver program. The program makes Building Circulation Pumps run more efficiently by installing Variable Speed Drives (VFDs). If the corporation qualifies the program is 100% paid for by Toronto Hydro and could result in average savings of 30% per year.

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

**11. Adjournment:** The meeting was adjourned at 8:48 p.m.

**Next Meeting:** The next regular Board meeting will be held **Thursday, September 29, 2016 at 6:00 p.m.** in the Multipurpose Room.