

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, December 14, 2017

Present: Elizabeth Bihl President
John Hardie Secretary
Gary Legault Treasurer
Brian MacDonald Vice-President

Regrets Bojan Grbic Director

By invitation: Isan Murat Property Manager, Crossbridge Condominium Services
David Thiel Partner, Fogler, Rubinoff, LLP
Wendy Weaver Minute-taker

OPENING OF THE MEETING

New Condominium Act 1998 and Bill 106 (Protecting Condominium Owners Act, 2015).

Isan invited our corporate lawyer, David Thiel, to provide insight into new or revised issues the corporation must address. An extremely informative meeting regarding changes, some of which came into effect on November 1, 2017 and discussion of expectations for Phase 2 of the new Act. Mr. Thiel was thanked for his efforts and left the meeting at 3:15 pm.

There being a quorum present, Elizabeth Bihl called the meeting to order at 3:15 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 November 16, 2017, with small corrections: Bojan Grbic being a Director, not a vice-president; Elisabeth Bihl and Brian MacDonald serving three year terms and John Hardie for two years.

MOVED BY John Hardie

SECONDED BY Brian MacDonald

All who were there 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 November 2017 noting lower than budgeted expenses in Hydro and Water.

MOVED BY Gary Legault

SECONDED BY John Hardie

All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 West Window Replacement: AWD contract delayed slightly by weather and vacations. Mockup (second floor, west side) will be installed in January 2018. Isan reported the windows are ready. (Elizabeth and Brian will be reviewing the contract)

MOVED BY Gary Legault
SECONDED BY Elizabeth Bihl

All were in favour and the motion was CARRIED.

4.2. Elevator five-year performance testing: Elevator cables in all three cabs have all been upgraded. TSSA will test before issuing compliance certificates.

4.3 Due to weather and vacations the new meeting Room door installation has been delayed until January 2018.

4.4 There was a discussion of approaches to choosing art works for the meeting and games rooms. Brian and Elisabeth offered suggestions to engage the building community in the selection process:

- Create ad-hoc committee of homeowners;
- AGO rental of paintings for three months at a time;
- purchase of paintings;
- installation of planters in Meeting Room

It was agreed this process would not be rushed to allow for full participation from the residents.

5. Contracts and Proposals

5.1 The board approved the installation of pot lights in the men's sauna

Moved by: Gary Legault
SECONDED BY: Brian MacDonald

All were in favour and the motion was CARRIED.

5.2 The board approved a motion to purchase three new security cameras for installation in the exercise room, meeting/library area and games room

MOVED BY Gary Legault
SECONDED BY Brian MacDonald

All were in favour and the motion was CARRIED.

6. Items Completed

- 6.1 Game and multipurpose Room Refurbishment - completed
- 6.2 Garage Cleaning - completed

7. Committee Liaison Reports:

- 7.1 HPGR: Next scheduled meeting is in March 2018
- 7.2 Communication Committee: The Board expressed high praise to the Committee for the 2017 production of Viewpoint50.
- 7.3 Health and Safety Committee: Concern from various residents that the glass doors separating the library and kitchen need some form of distinctive visible markings to indicate the clear barrier.
Approval was given for the purchase of three new security cameras to be installed in the exercise room, games room and meeting/conference areas. See 5.2 above. Signage to be posted to remind users to close windows.
- 7.4 Neighbours Committee: Very successful cookie exchange with approximately 30-40 people in attendance.
- 7.5 Energy and Recycling Committee - no report
- 7.6 Landscaping Committee: Request for signage for front of building discouraging dog owners was discussed. May be a problem as this area is considered City property and the building may not be allowed to post signs
- 7.7 Construction Committee: Next meeting is being planned before the end of December
- 7.8 Library Committee: Re-shelving now complete.

8. Review of Action Item List: no action

9. Other Matters:

- 9.1 City of Toronto requires all shredded paper to be recycled in clear plastic bags. The board approved purchasing and providing the authorized disposal bags for homeowner's convenience. Residents will be notified once the bags have been received.

10. Correspondence: All letters and/or emails have been addressed and responses made accordingly.

- 10.1 Emails – all are being responded to appropriately by the Management team.

11. Adjournment: The meeting was adjourned at 4:40 p.m.

Next Meeting: The next Board meeting will be held Thursday January 25, 2018 at 2 pm.

President

Secretary