

York Condominium Corporation 323

Board MINUTES

September 26, 2019 | 2:00 p.m. | The Meeting Room

Present:	Elizabeth Bihl	President
	Bojan Grbic	Director
	John Hardie	Secretary
	Gary Legault	Treasurer
	Brian MacDonald	Vice President
By invitation:	Isan Murat	Property Manager, Crossbridge
	Devis Cekani	Regional Manager, Crossbridge

OPENING OF THE MEETING

There being a quorum present, Elizabeth Bihl called the meeting to order at 2:07 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 August 22, 2019.

MOVED BY John Hardie

SECONDED BY Bojan Grbic

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 ended August 31, 2019.

MOVED BY Gary Legault

SECONDED BY Elizabeth Bihl

All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 Repairs of waterproofing membrane on Parking 47 and P1 driveway: has been postponed until the completion of the repairs to the YCC435 garage entrance. Tentative start is now November.

ACTION: Property Manager to monitor. *[May be dependent on new property manager in place]*

4.2 Review of balcony ponding: **WSP** presented a report and proposal on 23 balconies requiring remedial action. The quote for remediation was in excess of what was expected. Further research has been requested.

ACTION: Property manager or Regional manager to research alternative proposals for presentation to next meeting. *[May be dependent on new property manager in place].*

4.3 Comprehensive Reserve Fund Study: The Board wishes to review the study as currently presented. There are fluctuations in closing balances for each year. Expenditure allocations to be re-visited and the interest rate applied increased to further enhance the fund. Concern for the state of the elevators and the advocacy of replacing external balcony panels prompted a request for independent review be arranged.

ACTION: Property manager or Regional manager to research alternative proposals for presentation to next meeting. *[May be dependent on new property manager in place].*

4.4 Repair asphalt and line painting – front driveway. Drain catch basins have been repaired. Balance of project to be completed October 10.

5. Contracts and Proposals

5.1: Annual Fire Deficiencies: Torbram Fire Protection, the successor to Lockwood Protection, performed a complete review of the building's fire protection systems. A report was presented indicating all problem areas. A great number of items are maintained by the Superintendent. Certain deficiencies within the common areas, however, will need attention. The board approved an invoice for this work and an additional HSI to upgrade the sprinkler system by Torbram Fire Protection.

MOVED BY Gary Legault

SECONDED BY Brian MacDonald

All were in favour and the motion was CARRIED.

ACTION: Property manager and/or Superintendent to monitor work completed by contractor. *[May be dependent on new property manager in place].*

5.2 Balcony Ponding WSP estimate: See discussion under 4.2 above.

6. Items Completed:

6.1 Annual General Meeting: Requirements under the Condominium Act were completed

6.2 Preconstruction Window Cleaning

7. Committee Liaison Reports:

7.1 HPGR: Preliminary planning discussions for next season: pool painting, tennis courts etc. New pool maintenance contract to be negotiated.

ACTION: Property manager or Regional manager to research alternatives. *[May be dependent on new property manager in place].*

7.2 Communication Committee: No current action required

7.3 Health and Safety Committee (Ad hoc): No current action is required.

7.4 Neighbours Committee: Is now active with movie nights and social teas arranged.

7.5 Energy and Recycling Committee (Ad hoc committee): No current action is required.

7.6 Landscaping Committee: Discussing the possibility of increasing time allotted for weeding by **Park Maintenance**. Request to increase spring bulbs and fall plants was agreed to.

7.7 Construction Committee (GSCMC): Bojan continues to monitor. Noted that external activity is almost complete with a corresponding decrease in noise, dust and traffic.

7.8 Art Gallery 50: In conjunction with new exhibits, the committee added a special interest group entitled "Special Events Committee".

7.9 Nomination Committee: Search was completed successfully for the 2019 AGM.

8. Review of Action Item List: The list was reviewed.

9. New Condominium Act Update: Information on the duties of the corporation during a federal election was distributed.

10. Meet the Board: The proximity to the Annual General Meeting deemed a session not necessary.

11. Other Matters:

11.1 Correspondence : Damage to front door is considered the responsibility of the owner. Second request for shredder not approved.

ACTION: Property manager or Regional manager to discuss with owner. *[May be dependent on new property manager in place].*

11.2 Correspondence : Owner's observations were discussed.

ACTION: Property manager or Regional manager to discuss with owner. *[May be dependent on new property manager in place].*

11.3 Correspondence : Replacement of blinds damaged during the window replacement has been completed. **No further action required.**

11.4 Landscaping: Request from landscaping weeding committee addressed in 7.6 above. **No further action required.**

11.5 This being the final board meeting for Isan Murat and John Hardie, a general toast was given in recognition of their time and efforts.

12. Adjournment: The meeting was adjourned at 5:45 p.m.

Next Meeting: The next Board meeting will be **Monday October 28th at 6:30 pm.**

President

Secretary