

York Condominium Corporation 323

Board MINUTES

November 26, 2019 | 6:30 p.m. | The Meeting Room

Present:	Elizabeth Bihl	President
	Filip Djorgonoski	Director
	Bojan Grbic	Secretary
	Gary Legault	Treasurer
	Brian MacDonald	Vice President
By invitation:	Karolina Kossakowska	Property Manager, Crossbridge
	John Hardie	Recording Secretary

OPENING OF THE MEETING

There being a quorum present, Elizabeth Bihl 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 October 28, 2019.

MOVED BY Bojan Grbic

SECONDED BY Brian MacDonald

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 October 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 Fire Deficiencies: Completed with 1 exception – waiting for parts. Certificate to be issued upon completion.

4.2 Review of balcony ponding: Affected units informed of delay to spring.

ACTION: Due to weathering on balcony floors, repairs may show contrast in floor colour. Cost to cover area with complete waterproofing would prove expensive. Further discussion required.

4.3 Metal Panel Study: The engineer provided an extensive report on the exterior of the building which included floor slab edges and concrete balustrades. The Board requested a report that directly discusses the metal panels.

ACTION: Property Manager to request refined report from the engineer.

4.4 Elevator: Property manager provided a schedule of items to be addressed. Discussion have been initiated with **Soulcare** and **True Canadian**. Action list has been implemented and will be monitored closely by the management office.

ACTION: Property Manager will provide information and observations on the newly implements procedures.

5. Contracts and Proposals

5.1: **Bin Pulley:** The Board approved the purchase of a Metro Compactor for use by building staff to move and position garbage bins at a cost

MOVED BY Gary Legault

SECONDED BY Brian MacDonald

All were in favour and the motion was CARRIED

5.2 **Superintendent Apartment Renovation:** The Board approved the washroom renovation to Suite 108 by *Artec Contracting* at a cost of all inclusive.

5.3 **Petty Cash:** The Board re-approved the implementation of a \$500 petty cash balance for the management office as outlined in the policy and procedure manual.

5.4 **Smoke Control Testing:** The Ontario Fire Code requires a *smoke control and engineering document* to be attached to the building's fire safety plan. This requirement has been in place for several years. Fire inspections are conducted unannounced with emphasis on the updated fire code which includes adherence to the smoke control systems document being in place. Fines for non-compliance are substantial. The Board agreed to have **Onyx Fire** conduct the smoke control test and engineering prepare the required document at a cost of plus HST.

MOVED BY Elizabeth Bihl

SECONDED BY Brian MacDonald

All were in favour and the motion was CARRIED

6. Items Completed:

6.1 Building Compactor: Reinforced wall was welded and reinforced.

6.2 Office Computer: Updated

7. Committee Liaison Reports:

7.1 HPGR: New pool contract to be researched.

ACTION: Property Manager will provide information to HPGR

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: No current action is required. [*Seasonal celebrations scheduled for December 12th*]

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

7.6 Landscaping Committee: No current action is required.

7.7 Construction Committee (GSCMC): Bojan continues to monitor. Bojan noted that new noise bylaws are now in effect.

7.8 Art Gallery 50: No current action required.

8. **Review of Action Item List:** Deferred until December. *Addline* repainting of Garage post in the Spring has been added.

9. New Condominium Act Update: No new information was presented.

10. Meet the Board: No major issues were raised that required input from the Board.

11. Other Matters:

11.1 Correspondence from : Minor discrepancy to a wooden threshold to be completed soon. All other repairs performed to owner's satisfaction.

11.2 Correspondence from : Condensation/fogging of sliding windows. Property Manager is evaluating the problem (others have pointed out similar situations). Window installer reviewing options and, if successful, will be applied to all sliding windows.

11.3 Lobby Seasonal Decorations: Board approved that the Property Manager encourage new lights and decorations for the lobby. Expenses will be within the management office spending limit. (See 5.3 above).

12. Adjournment: The meeting was adjourned at 9:42 p.m.

Next Meeting: The next Board meeting will be **Monday December 16 at 6:00 pm.**

President

Secretary

Redacted