

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Tuesday, April 23, 2019

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
	Holly Price	Minute-taker

OPENING OF THE MEETING

There being a quorum present, Elizabeth Bihl called the meeting to order at 2:10 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 March 21, 2019

MOVED BY John Hardie
SECONDED BY Gary Legault
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 March 31, 2018.

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 Replace Garage Light with LED: In progress with some delays.

4.2 Corner Units Window Replacement: The mock-up unit has been done and the work will be done in the spring and summer.

4.3 Duct Cleaning: This work will begin in May and will take about 3 weeks.

4.4 Posters for Games Room – Gary's suggestion was agreed to and will be posted in the near future.

5. Contracts and Proposals

5.1 Insurance Premium: The Board approved Atrens-Counsel Insurance Brokers to provide comprehensive building insurance for an annual premium . [Note: Competitive quotes were not readily available in the market due to adverse conditions affecting the insurance industry]

MOVED BY Brian MacDonald
SECONDED BY Gary Legault
All were in favour and the motion was CARRIED.

5.2 Window Cleaning: The Board agreed to hire Aurum to clean exterior inaccessible windows at a total cost

MOVED BY Gary Legault
SECONDED Brian MacDonald
All were in favour and the motion was CARRIED.

6. Items Completed:

- 6.1 Budget to Owners: Presentation April 26 to residents
- 6.2 Replace Rowing Machine
- 6.3 Install 2 Sprinkler Heads in the Lobby
- 6.4 Install Ventilator in the Gym

7. Committee Liaison Reports:

- 7.1 HPGR: There was a meeting March 4; repair to tennis court lighting is scheduled.
- 7.2 Communication Committee: No current action is required.
- 7.3 Health and Safety Committee (Ad hoc): No current action is required.
- 7.4 Neighbours Committee: No current action is required.
- 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 is monitoring this.
- 7.8 Art Gallery 50: There is now a photo exhibit.

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

9. **New Condominium Act Update:** Isan provided information on electronic voting. Suggested action is to review By-Law 12 for clarification and, if required, amending.

10. Other Matters:

- 10.1 Accident Report – there was a slip and fall incident in the building lobby. Appropriate insurance adjusters have been notified.
- 10.2 Email from - A response will be communicated.

11. **Adjournment:** The meeting was adjourned at 3:55 p.m.

Next Meeting: The next Board meeting will be **Thursday, May 23 at 2 pm.**

President

Secretary

Redacted