

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, August 22, 2019

Present:	Elizabeth Bihl	President
	Bojan Grbic	Director
	John Hardie	Secretary
	Gary Legault	Treasurer
	Brian MacDonald	Vice President

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 2:05 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 25, 2019.

MOVED BY John Hardie  
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 of July 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 at the request of both YCC 435 and the contractor. YCC 435 is having work done on their ramp and wants to use our garage entrance to access their parking.

The Board approved the YCC 435 request for garage access during the period that the ramp is being repaired. The property manager will communicate to **435** our desire for an expedited project to allow our parking car repairs completed before winter weather delays the project

MOVED BY Elizabeth Bihl  
SECONDED BY Brian MacDonald  
All were in favour and the motion was CARRIED.

4.2 Review of balcony ponding – in process.

## 5. Contracts and Proposals

5.1: The Board approved AddAline Asphalt Maintenance to repair sunken drainage basins, improve the asphalt surfaces and redraw the parking lines at the front of the building and garage entrance

MOVED BY Gary Legault  
SECONDED BY Elizabeth Bihl  
All were in favour and the motion was CARRIED.

5.2 Comprehensive Reserve Fund Study (draft) – The Board discussed the implications of this extensive long-term study for the financial impact for the short and long term. The Board feel they understand the study and do not have any major concerns. A final review over the next week before R&C Engineering Inc. finalize the reserve study.

## 6. Items Completed:

- 6.1 Corner Units Window Replacement
- 6.2 Preconstruction Window Cleaning

## 7. Committee Liaison Reports:

- 7.1 HPGR: A meeting is coming up shortly
- 7.2 Communication Committee: “What’s Happening” is coming out soon.
- 7.3 Health and Safety Committee (Ad hoc): No current action is required.
- 7.4 Neighbours Committee: This committee will meet soon.
- 7.5 Energy and Recycling Committee (Ad hoc committee): No current action is required.
- 7.6 Landscaping Committee: John Attard is the new chair.
- 7.7 Construction Committee (GSCMC): Bojan continues to monitor. He suggested that we ask the construction company to pay for cleaning the screen doors and windows on the east side of the building.
- 7.8 Art Gallery 50: Exhibits are being changed regularly and this group is organizing a picnic on Labour Day weekend to coincide with the new photography exhibit
- 7.9 Nomination Committee: Candidates for the Board are being approached.

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

9. **New Condominium Act Update:** Isan has updated the Board in writing.

**10. Meet the Board:** Elizabeth chaired a recent meeting. Several issues were raised and outlined. Generally, the concerns expressed were unit specific. Most of the problems were well within the property manager's scope to address and remedy.

**11. Other Matters:**

11.1 Letter from : A problem originating from the window replacement was discussed. The Board agreed to repair or replace the damaged curtain rod and black out blind.

11.2 AGM Pre-notice and draft AGM Notice: Under the Ontario Condominium Act, all information that will be presented to the owners must be distributed prior to the actual meeting. All documents that were reviewed and, upon updated information entered, was approved for distribution.

11.3 Retirement acknowledgement: Holly Price, after many years of providing her expertise as recording secretary, was formally recognized for her excellent service with a glass of bubbly and a small gift to commemorate the occasion.

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

**Next Meeting:** The next Board meeting will be **Thursday, September 26 at 2 pm.**

President

Secretary