

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, July 25, 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
David Cekani Area Manager, Crossbridge
Holly Price Minute-taker

OPENING OF THE MEETING

There being a quorum present, Elizabeth Bihl called the meeting to order at 2:12 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 amended Minutes from June 27, 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 of June 30, 2019.

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

3.2 The Board reviewed and approved the Audit Statement for yearend April 30, 2019

MOVED BY Gary Legault
SECONDED BY John Hardie
All were in favour and the motion was CARRIED.

3.3 Reserve Fund Cash Flow – A new Reserve Fund Study is in progress. The Treasurer provided a summary on the effects of cash flow and proposed reserve fund expenditures. The summary recommends investing all upcoming GIC maturities be restricted to a three-year

period. This may have a slight impact on reserve expenditures to account for GIC maturity dates.

4. Matters Arising from Past Minutes

4.1 Corner Units Window Replacement: This project is almost finished. Damage in 2102 will be repaired by the contractor. YCC 323 will hold the final payment to the contractor pending satisfactory completion and approval of repairs.

The Board approved replacement of the windows in units 102 and 108 and the patio door in 108

MOVED BY Gary Legault
SECONDED BY John Hardie
All were in favour and the motion was CARRIED.

4.2 Repairs of waterproofing membrane on Parking 47 and P1 driveway – will proceed upon completion of the windows project.

4.3 Review of balcony ponding. Consulting engineers are establishing team to complete survey, which is expected to start in early August.

5. Contracts and Proposals

5.1 Replace windows in risers 2,3,5,7: Engineering specs to be completed before submitting Request for Proposal to interested contractors.

6. Items Completed:

6.1 Replace Garage lights with LED

6.2 Annual Fire Inspection- resulted in numerous repairs and/or replacements to entrance door closers that did not meet current fire regulations. This project will be completed by qualified technicians installing previously purchased door closers.

6.3 Catch Basin and Drain Cleaning

7. Committee Liaison Reports:

7.1 HPGR: No current action is required

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: 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. *[It was noted Gord Hamilton is leaving the building. His position as chair will require attention]*

7.7 Construction Committee (GSCMC): Bojan continues to monitor.

7.8 Art Gallery 50: Exhibits are being changed regularly.

7.9 Nomination Committee: Possible candidates for the Board are being considered and approached.

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

9. Meet the Board: Brian clarified with the Board the appropriate responses to items that were raised. He will reply to those in attendance.

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

11. Other Matters:

11.1 Letter from – will be responded to by Isan.

11.2 Letter from – See 11.3 below

11.3 Emails from – Board requested pictures of the damage before instituting further action.

11.4 Renovation requests – approved.

11.5 Letter from – will be responded to by Isan.

11.6 Letter from – will be responded to by Elizabeth.

11.7 Retirements;

11.7 (A) Isan informed the Board that he will be officially retiring from Crossbridge effective October 3, 2019

11.7 (B) Holly Price announced that she is retiring from her position as recording secretary effective the end of the August board meeting.

12. Adjournment: The meeting was adjourned at 5:00 p.m.

Next Meeting: The next Board meeting will be **Thursday, August 22 at 2 pm.**

President

Secretary

Redacted