

YORK CONDOMINIUM CORPORATION 323
Minutes of the Board of Directors Meeting
Thursday, June 27, 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 2:04 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 May 23, 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 May 31, 2019.

MOVED BY Gary Legault
SECONDED BY Bojan Grbic
All were in favour and the motion was CARRIED.

3.2 The Board reviewed the Financial Statement to be presented to the external auditor for yearend April 30, 2019

MOVED BY Gary Legault
SECONDED BY Bojan Grbic
All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 Corner Units Window Replacement: In Progress. Installation is surpassing the initial project schedule with completion end of August.

4.2 Repairs of waterproofing membrane on Parking 47 and P1 driveway. To avoid conflict with window installation work staging area in P1, waterproofing work will commence once window project is completed.

5. Contracts and Proposals

5.1 Punch panels on balconies – waiting for proposals for replacement.

5.2 The Board approved a review of ponding on designated balconies by WSP Canada Inc.

MOVED BY Gary Legault
SECONDED Bojan Grbic
All were in favour and the motion was CARRIED.

5.3 The Board approved the contract with Felix Electric and Fire Protection Inc. to replace all fluorescent lighting on P1, P2, main floor and locker rooms with LED lights

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

5.4 The Board discussed a proposal to replace all the outdoor pole lights.

6. Items Completed:

6.1 Duct Cleaning

6.2 Assistant Superintendent's Floor Replacement

6.3 Concrete air vent repairs adjacent to the townhouses

6.4 Replace Garage Lights with LED

7. Committee Liaison Reports:

7.1 HPGR: No current action is required.

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: The current display will be extended to the end of August.

7.9 Nominating Committee. (ad hoc). Brian Macdonald has begun the process of choosing members.

8. Review of Action Item List: The list was reviewed. Door hinges on stairway exits on P1 and P2 to be adjusted to ensure doors fasten correctly.

9. Meet the Board: Minor enquiries were reviewed, and appropriate information will be circulated to the attendees.

10. New Condominium Act Update: Isan provided an editorial comment on electronic board decisions.

11. Other Matters:

11.2 TSSA – fee change effective August 1, 2019 with 3% increase in 2019, 2% for 2020 and again 2021

11.4 Letter from received

11.5 Pricing Proposal for Internet from Bell: Current contract with Rogers expires in 2020. Deemed too early to pursue changes without incurring termination fees.

11.6 Renovation requests: Approval to Suites and for new flooring installation approved.

11.7 Nominating Committee See 7.9 Committee Reports.

11.8 Parking security options – Brian MacDonald researched and found that there are companies that will do surveillance and tagging for an affordable amount per visit. YCC323 will continue to monitor situation to determine if additional steps need to be taken

11.9 Fire Safety: Communication Committee distributed an electronic email message to be circulated to the building encouraging residents to update emergency information as well as a brief discussion on the mandatory door closing mechanism.

11.10 Letter from : Discussed and appropriate action has been taken.

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

Next Meeting: The next Board meeting will be **Thursday, July 25 at 2 pm.**

President

Secretary

Redacted