

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Tuesday, May 23, 2019

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

By invitation: Isan Murat Property Manager, Crossbridge

OPENING OF THE MEETING

There being a quorum present, Elizabeth Bihl called the meeting to order at 2:08 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 April 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 April 30, 2019.

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

3.2 The Board reviewed and approved the scope of work for the financial statements of the corporation for the fiscal year ending April 30, 2019 to be completed by Tapp & Company LLP

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 Replace Garage Light with LED: Luminex is utilizing a sub-contractor to meet its obligations. Parking level 3 has been completed and work is proceeding to the next two levels. Minor problem related to grounding wires has been addressed – see Contracts and Proposal below 5.2 below.

4.2 Corner Units Window Replacement: AWD will begin the project on Monday May 27th beginning with the line 8 units

4.3 Duct Cleaning: This work is scheduled for the period June 10th to June 19th with the goal of completing 24 units per day (3 floors)

5. Contracts and Proposals

5.1 The board approved the Construction Review and Contract and Contract Administration contract with R&C Engineering related to the window project

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

5.2 The Board confirmed the email agreement to accept the change notice required to meet the electrical standards for the installation of LED lights in the parking garage.

5.3 Assistant Superintendent Floor Replacement; The Board approved the contract to B-TEK Refurbishments Inc for to replace the floor tiling in the kitchen, foyer and interior hallway.

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

5.4 Replacement of window coverings in Superintendent and Assistant Superintendents apartments: The Board approved the contract with Decorview to design, measure and install window coverings in both units for 6, 7, 5

MOVED BY Elisabeth Bihl
SECONDED BY Bojan Grbic
All were in favour and the motion was CARRIED

5.5 Waterproofing membrane repair parking area 47. Quote received from B-TEK Refurbishments Inc

5.6 Waterproofing P1 entrance and driveway membrane: Quote received from B-TEK Refurbishments Inc The Board was concerned on the pricing of these two projects and requested the property manager discuss a work order that incorporates both projects together. Decision differed

5.7 Window Replacement Line 3 and 5: The Board reviewed a preliminary estimate from Aluminum Window Design Installations Inc. After discussion, the Board agreed to study the scope of phase 4 to incorporate replacement panels and windows.

5.8 Air Vent Concrete Frame Repairs: The Board approved a contract with B-TEK Refurbishments Inc to repair all the areas of the west ventilation shaft holes

5.8 Reshaping Landscaping Features leading to parking garage. To improve sight vision leading to or from the garage entrance the Board reviewed a contract from B-TEK Refurbishments Inc to reshape the corner. The decision is deferred.

6. Items Completed:

- 6.1 Insurance Policy now in place
- 6.2 Kitchen stacks cleaning
- 6.3 Garage power wash
- 6.4 Carpet cleaning

7. Committee Liaison Reports:

- 7.1 HPGR: No decisions required by YCC323
- 7.2 Communication Committee: Approval received to include visitor parking guidelines in "What's Happening".
- 7.3 Health and Safety Committee (Ad hoc): No current action is required. Recommendation that Board hold informal discussions on health factors that might affect resident(s)
- 7.4 Neighbours Committee: No current action is required. Activities suspended for summer.
- 7.5 Energy and Recycling Committee (Ad hoc committee): No current action is required. Suggested the committee to provide information on proper etiquette for kitchen sinks.
- 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: No new developments received for discussion.

10. Other Matters:

- 10.1 Crossbridge Manager's Meeting: The Ontario fire code has been updated. The major impact on the building is the requirement that **ALL** suites must have an approved door closer. The corporation will receive significant fines should they be shown to be negligent in meeting the standard. Isan indicated 122 units were lacking closures. He will plan to have these installed. Owners or residents are responsible for any fines imposed should the closures be disconnected.
- 10.2 Email from _____ - A response will be communicated.
- 10.3 Renovation requests from _____ and _____ were approved.
- 10.4 Playground query. There is no intention to turn the area between the swimming pool and 80 Quebec into a playground.

11. Adjournment: The meeting was adjourned at 5:10 p.m.

Next Meeting: The next Board meeting will be **Thursday, June 27 at 2 pm.**

President

Secretary