

YORK CONDOMINIUM CORPORATION NO. 323
MINUTES OF THE BOARD OF DIRECTORS' MEETING

Zoom Conference
Thursday, January 21, 2021 at 6:00 p.m.

Board Members

Brian MacDonald	President
Loretta Ycas	Vice-President
Gary Legault	Treasurer
Bojan Grbic	Secretary
Filip Djorgonski	Director

Condominium Management

Karolina Kossakowska Condominium Manager, Crossbridge Condominium Services Ltd.

By Invitation

John Hardie Recording Secretary

1.0 CALL TO ORDER

There being a quorum of Directors present, B. MacDonald presided as Chair and called the meeting to order at 6:08 p.m.

2.0 CONFIRMATION OF AGENDA

2.1 Approval of Agenda

The Board reviewed the meeting agenda. The agenda as presented was approved.

3.0 DIRECTORS' DISCLOSURE

There were no conflicts of interest.

4.0 APPROVAL OF MINUTES

The Board reviewed the minutes of the December 17th, 2020, Board of Directors' meeting.

*On a **MOTION** by B. Grbic, **seconded** by L. Ycas, **it was resolved** to approve the minutes of the Board meeting held on December 17, 2020 as presented, and to distribute the redacted minutes to Owners.*

The motion was carried.

5.0 BUSINESS ARISING FROM PREVIOUS MINUTES

All items of business arising from previous minutes were included in the Management Report.

6.0 FINANCIAL REPORTS

6.1.1 Unaudited Monthly Financial Statement –December, 2020

The Board of Directors received the unaudited financial statements for the period ended December 30th, 2020. The Treasurer provided the Board with a financial review.

*On a **MOTION** by G. Legault, **seconded** by B. MacDonald, **it was resolved** to accept the unaudited financial statements for the period ended December 31st, 2020.*

The motion was carried

6.1.2 Review of Arrears Report

The Board was briefed on an outstanding arrear and the procedures taken to protect the building's interest.

6.1.3 Review of Variance Report

The Board received the Operating and Reserve variance report.

6.2. MANAGEMENT REPORT

The Board of Directors received, for their information only, a detailed written Management Report that was prepared by Property Management. This Report is filed separately and only those items requiring discussion at the Meeting are documented below.

6.2.1 Garage Grates

Quotes requested for presentation at the next meeting on replacing floor grates on parking level 3.

6.2.2 Fire Panel

Fire phones have been installed. Verification of all common elements was performed on December 11th without incidence. COVID restrictions will not allow inspections for electrical safety certificate, thus delaying fire certificate from City of Toronto

6.2.3 Window Project:

Deferred until the spring, 2021. Management is waiting for a final quote on the upgrading of the main floor windows and has requested an expedited reply. [See also 6.3.4 below for further discussions.]

6.2.4 Covid-19

Increase infection rates have forced Toronto and Ontario into a red zone alert further curtailing social activities and more stringent operating procedures for profit and not for

profit businesses. The new rules will apply to the building by placing all common areas to continue to be locked down. Additional special rules require Toronto Public Health and Ministry of Labour to be notified if two or more people are infected within 14-day period and introduction of additional infection control measures. [see also 6.2.5 below for further discussion on control measures.]

6.2.5 Electric fogger and solution

The board reviewed “**Vital Oxide**” specifications:

Health Canada Approved and EPA registered, Vital Oxide, kills mold and eliminates odours safely and effectively. It even eliminates viruses and bacteria from your environment to create a safer public space. It is not a harsh chemical and it does not leave harmful residue. Eyewear, masks, gloves, respirators – not necessary. Vital Oxide is a ready-to-use formula that is gentle to users but tough on germs. It is NSF Certified for food contact surfaces and listed as a category IV (lowest approved category) pesticide with the EPA, but it is not irritating to the skin.

and approved its application to all common areas utilizing a cordless **Victory handheld Fogger**. The property manager will discuss with staff on the procedures to be implemented.

6.2.6 Hydro Evaluation:

Regulatory officials have introduced new billing rates effective January 1, 2021. B. Grbic is analyzing past hydro bills to determine the impact of these changes on the building costs. He will present his findings at the next meeting.

6.2.7 HVAC – fan coil project:

A third quote was received from Weinstein Taylor & Associates (**WTA**), Consulting Engineers. After a lengthy discussion, the Board agreed that the scope of work proposed by **WTA** was, although more costly, will provide the in-depth analysis required to progress on this project. In addition, the approach is less destructive: ultrasonic readings versus pipe dissection. The board approved in principle to the contract with **WTA** recognizing COVID restrictions must be lifted before any work can begin. The property manager will provide further details on the negotiations at the next meeting.

6.2.8 PVR Annual Testing:

The annual testing completed by **Lisi Services**; faulty components were noted. Three quotes for repairs were presented. The Board approved a contract with **Lisi Services** to remove the damaged items and to replace with functional components at a cost of plus HST.

*The Board approved the contract with **Lisi Services** to remove faulty components and 3PRVs and replace as per the original deficiency report at a cost*

*MOVED BY G. Legault SECONDED BY L. Ycas.
The motion was **CARRIED***

6.3 Items in Progress / Completed

Note: **6.3.1 in camera**

6.3.2 Balcony Ponding

Deferred until Spring – COVID-19 impact

6.3.3 Construction Survey

Deferred until spring

6.3.4 Window Testing

Better Building Materials (BBM) will test units and 160 (with possibility of additional units) once the COVID restrictions are lifted.

6.3.5 Storm Drain – P1 parking level

A storm drainpipe developed a crack allowing rusty water to drip onto a vehicle. The situation has now been corrected by replacing damaged pipe.

6.4 Correspondence Issued / Received

Note: **Section 6.4.1 in camera**

6.4.2. Unit 1608:

Requested the building clean all inaccessible windows be cleaned twice a year. The Board has requested the property manager monitor the situation in the fall and make a recommendation at that time.

7. Meet the Board

To overcome the harsh restrictions of COVID meetings, B. MacDonald, and F. Djorgonski arranged an electronic meeting inviting residents to log in and discuss their concerns. They were pleased with the results. Two main topics were construction noise affecting those required to work from home and condensation on sliding windows.

DUE TO PANDEMIC EMERGENCY DECLARATIONS NO GATHERINGS OF THE FOLLOWING TOOK PLACE:

- 8.0 **Committee Liaison Reports**
- 8.1 **HPGR Report:**
- 8.2 **Communication Committee**
- 8.3 **Health and Safety Committee (ad Hoc)**
- 8.4 **Neighbours Committee:**
- 8.5 **Energy and Recycling Committee (ad Hoc)**
- 8.6 **Landscaping Committee**
- 8.7 **Construction Committee(ad Hoc)**
- 8.8 **Library Committee**
- 8.9 **Art Committee (including Special Events):**
- 9.0 **NEW CONDO ACT**
No Report.

NEW / OTHER BUSINESS

NEXT MEETING

The next meeting of the Board of Directors was scheduled for Thursday, February 25th, 2021 at 6:00 p.m.

13.0 CLOSE OF MEETING

It was the consensus of the Board to close the meeting at 8:29 p.m., as there was no further business to discuss.

Director

Date

Director

Date