

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

Meeting Room
Thursday, January 20th, 2022 , at 6:00 p.m.

Board Members

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

Condominium Management

Karolina Kossakowska Condominium Manager, Crossbridge Condominium Services Ltd.

By Invitation

John Hardie Recording Secretary

CALL TO ORDER

There being a quorum of Directors present, B. MacDonald presided as Chair and called the meeting to order at 6:07 p.m.

2.0 CONFIRMATION OF AGENDA

2.1 Approval of Agenda

The Board reviewed the meeting agenda. The agenda accepted as posted.

3.0 DIRECTORS' DISCLOSURE

There were no conflicts of interest.

4.0 APPROVAL OF MINUTES

The Board reviewed the minutes of *the November 25, 2021, Board of Directors' meeting.*

*On a **MOTION** by B. MacDonald **seconded** by B.Grbic, **it was resolved** to approve the minutes of the Board meeting held on November 25, 2021 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 earlier minutes included in the Management Report.

6.0 FINANCIAL REPORTS

6.1.1 Unaudited Monthly Financial Statement – November 30 and December 31, 2021

The Board of Directors received the unaudited financial statements for the periods ended November 30th, 2021, and December 31st, 2021. The Treasurer provided the Board with a financial review for both periods

*On a **MOTION** by G. Legault, **seconded** by L. Ycas , **it was resolved** to accept the unaudited financial statements for the periods ended November 30th and December 31st, 2021.*

The motion was carried

6.1.2 Review of Arrears Report

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

6.1.2(a) Investments

On advice of the Treasurer the board approved two GIC investments of \$97,000. One for a one-year term; the second for two years.

*On a **MOTION** by G. Legault, **seconded** by B. Grbic, **it was Agreed** to purchase two \$97,000 GIC's with one maturing in one year and the second for two years*

The motion was carried

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 Window Project:

Phase 4 Window replacement schedule has now been completed with one minor exception for a lobby pane. This will be completed in the next week.

6.2.2 Elevator Fan Replacement:

Excess wear and tear on the elevator fans are producing excessive noise. **Direct Elevator Service Ltd.** recommends replacing all fans at a cost of _____ plus HST.

*On a **MOTION** by B.Grbic and **seconded** by L. Ycas, it was **Agreed** to replace all three elevator fans by **Direct Elevator Service Ltd.** for plus HST
The motion was carried*

6.2.3 Hallway Project:

Design quotes have been submitted by two vendors. Questions were asked on the received quotes. The Board felt it prudent to wait for several more quotes to allow more options to be considered.

6.2.4 COVID-19:

Consistent with Pandemic history, new rules and regulations have been introduced in the province to be in place on January 31, 2022. The board agrees to follow the recommendations to be in place but reserve the right to take measures deemed appropriate for the safety of the building.

6.2.5 WTA – Chiller and Cooling Tower replacement:

Weinstein, Taylor & Associates (WTS) has identified four contractors to provide quotes on this cooling tower and chiller replacement project. Each contractor attended a walk through on January 20th and were given until February 4thrd to email quotes to YCC323 and WTA.

6.3 Items in Progress / Completed

6.3.1 Canopy Lights:

New LED 4 canopy entrance light fixtures have been replaced. Other property replacements (five) are pending quotes.

6.3.5 Gothic Townhome 27:

Definite start date has not been confirmed. Note: Owners of 27 Gothic are undergoing renovations with construction equipment impeding access to retaining wall.

6.3.6 Stairwells and Light Fixtures:

P1 and P2 stair well light fixtures were not conducive to LED lighting. Test replacement fixture does work, and the additional fixtures have been ordered.

6.4 Correspondence Issued / Received :

With replacement of new windows, the previously installed shutters will possibly damage the replacement window and avoid any warranties. After some discussion

the board agreed to a 50-50 share of costs for installation of replacement shutters that will not affect the window.

Suite : :

Owner requesting support or feedback on a program instituted by the University Health Network to support seniors. Board agreed to allow common areas to be utilized under the same provisions other groups must adhere to.

7. Meet the Board

Topics raised include:

1. COVID restriction limits in shared areas/ sharing privacy concerns
2. Window Condensation
3. General Housekeeping – waste bins, utility elevator covering, public carpets)
- 4.

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 Library Committee

8.8 Art Committee (including Special Events):

9.0 NEW CONDO ACT

Refinements due out in January, 2022

NEW / OTHER BUSINESS

10.1 General Discussions:

Board members participated in general discussions. No specific actions were required, and, in most cases, the property manager was aware of or had managed the situation(s).

NEXT MEETING

The next meeting of the Board of Directors was scheduled for Thursday, February 24th, 2022, at 6:00 p.m.

13.0 CLOSE OF MEETING

It was the consensus of the Board to close the meeting at 9.01 p.m., as there was no further business to discuss.

Director

Date

Director

Date

Redacted