

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

Meeting Room
Thursday, July 28th , 2022 , at 6:00 p.m.

Board Members

Brian MacDonald	President
Loretta Ycas	Vice-President
Bojan Grbic	Secretary

Condominium Management

Devis Cekani	Crossbridge Condominium Services Ltd.
Genevieve Polk	Crossbridge Condominium Services Ltd.

Regrets

Gary Legault	Treasurer
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By Invitation

John Hardie	Recording Secretary
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CALL TO ORDER

There being a quorum of Directors present, B. MacDonald presided as Chair and called the meeting to order at 6:02 p.m.

4.0 APPROVAL OF MINUTES

The Board reviewed the minutes of the June 23rd, Board of Directors' meeting.

*On a **MOTION** by B. MacDonald **seconded** by L. Ycas, **it was resolved** to approve the minutes of the Board meeting held on June 23rd 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(a) Unaudited Monthly Financial Statement – June 30, 2022

The Board of Directors received the unaudited financial statements for the period ended June 30th, 2022. The Treasurer provided a written report to the Board with his financial review.

*On a **MOTION** by B. MacDonald, **seconded** by B. Grbic , it was resolved to accept the unaudited financial statements for the period ended June 30th 2022.*

The motion was carried

6.1.1(b) Investments:

The Board approved via email the purchase of a one-year GIC in the amount of \$97,000

*On a **MOTION** by B. Grbic, **seconded** by L.Ycas , it was agreed to purchase a One-year GIC for the Corporations reserve fund.*

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.

6.1.3 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 Hallways Project:

The Board invited **Folio Interiors** to present their ideas and concepts for the refurbishment of the building's hallways. After considerable discussion, the Board agreed to the design and consulting fees proposal of an additional \$11,800 consulting fees in addition to the original approved contract. This includes material sourcing, presentation and travel and meetings with the Board.

Folio Design Group provided a schedule outlining the steps to accomplish a final design for presentation to the owners – September 14th.

*On a **MOTION** by L. Ycas and **seconded** by B. MacDonald, the board approved the inclusion of _____ plus HST to the design and consulting contract with **Folio Interiors** increasing the original approval to _____ plus HST.*

The motion was carried.

6.2.2 COVID-19:

There have been no new added restrictions added in the past several months.

6.2.3 WTA – Chiller and Cooling Tower:

The equipment is now in place and is operational without problems. Follow up work will continue in the fall after the cooling season. The engineer is reviewing the process to determine if the work can be carried out without the hiring of a lift crane.

6.2.4 Repairs: 16 Floor Corridor:

R and C Engineering Inc. provided a report on possible damage to HVAC components. Unauthorized repairs were initiated with **Team Contractors Inc** at a cost of _____ plus HST. Further investigation by **Element Renovations Inc.** quoted an amount of _____ plus HST for the work completed by **Team Contractors Inc.** To complete the work **Element Renovations Inc.** quoted _____ plus HST. After considerable discussion, the board agreed to pay **Team Contractors Inc** _____ and have the repairs completed by **Element Renovations Inc.**
{see also **HPGR Report** for further discussion on replacement}

*On a **MOTION** by L. Ycas and **seconded** by B. MacDonald, the board approved a payment of _____ plus HST to **Team Contractors Inc** and _____ 0 plus HST to **Element Renovations Inc.** to complete repairs for the 16th floor.
The motion was carried.*

6.2.5 Annual General Meeting:

The confirmed date of the Annual General Meeting will be October 4th and will be held virtually. There will be two positions for election to the Board at the next annual general meeting. New candidates are being solicited.

6.3 Items in Progress / Completed

6.3.1 Reserve Fund:

The reserve study has been completed and will be reviewed in detail at the next meeting.

6.3.2 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.

6.3.3 Balcony Ponding:

Artech Contracting has completed work on the designated balconies.

6.3.4 Roof Repair:

Work has been completed

6.3.5 Chute Cleaning:

Work has been completed

6.3.6 Annual Fire Protection:

“In suite” smoke alarm and door closer inspection is complete. Final reports pending

6.3.7 Water Leaks – Suite and :

Water leaks from HVAC system affected these two units. **CR Restore** completed the “dry up” and cleaned the areas. Baseboard and drywall repairs scheduled for next week.

6.4 Correspondence Issued / Received :

6.4.1 Suite and :

See 6.3.7 above.

Suite :

Noise issue to be investigated by Management Office.

Suite :

Balcony ponding to be discussed with owner to allow entry for repairs.

7. Meet the Board:

No meeting

8.0 Committee Liaison Reports

8.1 HPGR Report:

No meeting

[Discussion re use of **R and C engineering**. Consensus of the board members is to obtain the services of an alternative engineer. There is concern that the current arrangement is or has caused conflicts of interest]

8.2 Communication Committee

No meeting

8.3 Health and Safety Committee (ad Hoc)

No meeting

8.4 Neighbours Committee:

Request to make Wi-Fi available in the meeting room. The board is not in favour of this action. Control of use is problematic and may require extensive safeguards to protect buildings security issues.

8.5 Energy and Recycling Committee (ad Hoc)

No meeting

8.6 Landscaping Committee

No meeting

8.7 Library Committee

No meeting

8.8 Art Committee (including Special Events):

Reviewing various options to be presented to residents.

9.0 NEW CONDO ACT

Nothing to report.

10.0 Staff Reports:

Nothing to report.

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, August 25th , 2022, at 6:00 p.m.

13.0 CLOSE OF MEETING

It was the consensus of the Board to close the meeting at 7:54 p.m., as there was no further business to discuss.

Director

Date

Director

Date