

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

Meeting Room
Thursday, April 28th , 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 6:37 p.m.

4.0 APPROVAL OF MINUTES

The Board reviewed the minutes of the March 31st, 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 March 31st, 2022 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 – March 31, 2022

The Board of Directors received the unaudited financial statements for the period ended March 31, 2022. The Treasurer provided the Board with a financial review.

*On a **MOTION** by G. Legault, seconded by L. Ycas, it was resolved to accept the unaudited financial statements for the period ended March 31, 2022.*

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 YCC323 Insurance:

After Email discussion the board approved on April 20, 2022 **Atrens-Counsel Insurance Brokers** a commercial package policy for YCC323 for the period April 30, 2022 to April 30, 2023 at a cost of _____ and an increase to the comprehensive general liability from \$20,000,000 to \$25,000,000 at a cost of \$5,000.00

*On a **MOTION** by G. Legault, **seconded** by L. Ycas, **it was resolved** to ratify the Email motion to accept commercial package policy issued by **Atrens-Counsel Insurance Brokers** at a cost of \$71,000.00 (including pst) and increase comprehensive general liability coverage to \$25,000,000 at a cost of \$5,000.00 (including pst)*

The motion was carried

6.2.2 Hallway Project:

The board members have completed personal interviews with two design firms. General satisfaction was expressed with the two design firms. Before a final decision is made. The property manager was asked to obtain clarification on several items in the proposals.

6.2.3 COVID-19:

There have been no new added restrictions added in the past several months. Working with the current restrictions, various activities have been scheduled such as Line Dancing and Yoga.

6.2.4 WTA – Chiller and Cooling Tower:

There has been a one-week delay in the project thus postponing the arrival date of the lifting equipment. **WTA** along with the property manager are closely monitoring the situation.

6.2.5 Exterior Light Posts:

Two quotes were received to remove six light posts in front of the building and to replace with 12-foot-tall poles wired for LED fixtures. Samples of lamp and poles were reviewed. The board agreed to delay any decisions until a third quote has been received. Loretta visited several sites where recommended poles and fixtures are now in place. Pictures will be circulated.

6.2.6 HPGR:

- The repairs to the swimming pool are progressing. A problem was discovered when incorrect water proofing was initially used. This has now been corrected.
- Tennis court problem is still under investigation. The cause of the cracking will determine if this is a shared problem or is the result of garage repairs at YCC435. Boring costs have been approved.
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6.3 Items in Progress / Completed

6.3.1 Reserve Fund:

Pending start date from engineer.

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 Booster Pump:

Waiting for **MAC Energy** to replace failed pump motor in the P1 pump room.

6.3.4 PRV Calibrations

Calibration and maintenance have been completed. It was discovered that one of the PRVs will need a new kit at an estimated costs of

6.3.5 Schedule:

- Carpet cleaning – May 17
- Window Cleaning – Mid April providing no conflict with chiller replacement
- Garage cleaning – May 25th (tentative due to YCC435 construction project)
- Garage drains, pit, and basins – May 24
- Compactor Chute clean – June 1

6.3.6 Balcony Ponding:

Work is scheduled for May.

6.4 Correspondence Issued / Received :

6.4.1 Suite

The property received a request from the Guardian and Trustee from the Ministry of the Attorney General for information retained by the corporation. The request has been forwarded to the building's solicitor for review.

7. Meet the Board:

2022 – 2023 Budget presented to Residents in lieu of Meet the Board.

8.0 Committee Liaison Reports

8.1 HPGR Report:

No meeting

8.2 Communication Committee

Spring newsletter in production

8.3 Health and Safety Committee (ad Hoc)

No meeting

8.4 Neighbours Committee:

Becoming active and researching programs that might be re-activated or new programs suggested by owners.

The board reviewed a request for "NORC" to be a subset of the is committee. Due to the infancy of this group and a general lack of information on the activities to be undertaken, the board will not approve the request.

8.5 Energy and Recycling Committee (ad Hoc)

No meeting

8.6 Landscaping Committee

Have completed a walk about reviewing the grounds and obtaining suggestions from the landscape provider.

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 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, May 26th , 2022, at 6:00 p.m.

13.0 CLOSE OF MEETING

It was the consensus of the Board to close the meeting at 8:57 p.m., as there was no further business to discuss.

Director

Date

Director

Date

Redacted