

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, April 24, 2014

Present: Jean Cormier  
Frank Delling  
Gordon Hamilton  
John Hardie

Regrets: Fern Stimpson

By invitation: Isan Murat Property Manager, Brookfield  
Holly Price Minute-taker

**OPENING OF THE MEETING**

There being a quorum present, Frank Delling called the meeting to order at 1:00 pm.

**1. Review and Acceptance of Agenda**

**2. Approval of Minutes**

2.1 The Board reviewed and approved the Minutes from March 27, 2014.

MOVED BY Gordon Hamilton  
SECONDED BY Frank Delling  
All were in favour and the motion was CARRIED.

**3. Approval of Financial Statements**

3.1 The Board reviewed and accepted the Financial Statements for the period ending March 31, 2014.

MOVED BY John Hardie  
SECONDED BY Jean Cormier  
All were in favour and the motion was CARRIED.

**4. Matters Arising from Past Minutes**

4.1 Building Envelope Project Updates:

4.1.1 Windows/Concrete Repairs: Completion date is mid-May. The Board approved the Windows and Concrete repair contract amendment proposed by Halsall.

MOVED BY Frank Delling  
SECONDED BY Jean Cormier  
All were in favour and the motion was CARRIED.

4.1.2 Doors Project: The tender is being drawn up. The aim is to have the work completed by the end of November, 2014.

4.1.3 Panel Painting and Concrete Coating: The Board approved instructing Halsall to proceed with the tender after affirmative legal advice was obtained. Work can start after the windows/concrete repairs are completed in May.

MOVED BY Frank Delling  
SECONDED BY Jean Cormier  
All were in favour and the motion was CARRIED.

4.2 Emergency Generator Tender: In progress.

4.3 Green Box program: A meeting with a city representative and an inspection are pending.

## 5. Contracts and Proposals

5.1 Insurance Renewal: The Board approved the renewal of the insurance contract with Atrens-Counsel.

MOVED BY Frank Delling  
SECONDED BY John Hardie  
All were in favour and the motion was CARRIED.

5.2 Replacement of the Automatic Glycol system for Air Make-up: The Board approved this work to be done by Prestige Mechanical.

MOVED BY Gordon Hamilton  
SECONDED BY Frank Delling  
All were in favour and the motion was CARRIED.

## 6. Items Completed

6.1 Kitchen Stack Flushing: Power flushing and routing was completed successfully. The chemical treatment experiment was not successful.

## 7. Committee Liaison Reports

7.1 HPGR Joint Board: The budget 2014/15 was passed with a small increase.

7.2 Meet the Board Report: The meeting was postponed to May.

7.3 Communication Committee:

7.3.1 Communication Strategy: Completed.

7.3.2 Owner Orientation Package: Being reviewed.

7.4 Energy Committee: No current action by the Board is required until after the energy audit is done.

7.4.1 Light Replacement Program: On hold.

7.5 Health and Safety Committee: Silver Circle enquired of the Health and Safety Committee if they could include the Meeting Room as a possible location to run a senior's fitness program. The Board agreed with the concept and requested the Committee to obtain further details on liability and other safety issues.

7.5.1 Provision for residents experiencing health issues: In progress.

7.6 Neighbours Committee: Planning is in progress for the tour of renovated units in the fall and the hobby/craft show.

7.7 Landscaping Committee: No current action by the Board is required.

7.7.1 South Side Landscaping Proposal: Work is in progress.

7.8 Lobby Committee: No current action by the Board is required.

7.9 Common Area Redesign Project: The Board approved the hiring Corpland, pending written clarification on the nature of the project management fees.

MOVED BY            Jean Cormier  
SECONDED BY        Gordon Hamilton  
All were in favour and the motion was CARRIED.

7.10 Grenadier Square Development OMB Pre-Hearing: Orientation for participant submissions on June 6th is underway.

## 8. Review of Action Item List:

## 9. Other Matters

9.1 Renovation Requests: Four units signed section 98 agreements with detailed attachments regarding proposed balcony tiling which meets corporation requirements. The Board reviewed and approved all proposals.

MOVED BY            Frank Delling  
SECONDED BY        Jean Cormier  
All were in favour and the motion was CARRIED.

## 10. Adjournment

The meeting was adjourned at 3:35 p.m.

**Next Meeting:** The next regular Board meeting will be held **Thursday, May 22 at 1:00 pm.**

President



Secretary

