

YORK CONDOMINIUM CORPORATION 323
Minutes of the Board of Directors Meeting
Thursday, August 22, 2013

Present: Frank Delling
Jean Cormier
Sean Cumming
John Hardie
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 6:04 pm.

1. Review and Acceptance of Agenda

2. Approval of Minutes

2.1 The Board reviewed and approved the Minutes from July 25, 2013.

MOVED BY Jean Cormier
SECONDED BY Sean Cumming

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 July 31, 2013.

MOVED BY John Hardie
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 Exterior Building Enclosure Project Updates: The Board authorizes the President and Secretary to execute a contract with the Restorer's Group, currently being negotiated by Halsall on our behalf, in accordance with the letter of August 6, 2013, 24 hours after the contract has been emailed to all members of the Board. This contract will be for all work except door replacement, which is on track to be completed in early 2014. Owners and residents will be notified of this update shortly. Work should begin in September.

MOVED BY Sean Cumming
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

4.2 Elevator Top Car Guarding: The railings have been measured and this work will be done as soon as possible, probably within a few weeks.

4.3 Garbage Chute Leakage: Isan has asked Halsall and Knoll Engineering to help with this issue and they have agreed to do some evaluation.

4.4 Pool Boiler Problems and Thermostat Repair: Royal Plumbing has found deficiencies that need repairs before the next pool season. This information will be taken to the HPGR Board along with a suggestion that Royal Plumbing be given a maintenance contract for the pool.

4.5 Finance Management Policy Update Draft: The Board reviewed parts of the Draft.

4.6 Bylaw 5 Update Draft: The Board reviewed this draft. An amended draft will be prepared. Since the Board needs more time to prepare items for the AGM, the date of the AGM will be changed to a later date that allows the auditor to attend.

4.7 Townhouse Fence: The decision on proceeding with this work has been postponed until the residents return from abroad.

5. Contracts and Proposals

5.1 Door Replacement Mock-up: The Board approved by email the Quote from Aluminium Windows Design for a set of door mock-ups.

5.2 Automatic Sliding Front Door: The Board approved Security Management to replace the current front door of the building with a set of two sliding doors.

MOVED BY Sean Cumming
SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

5.3 Generator Deficiencies: A number of issues were identified in the recent Generator test. The Board agreed to Isan's request to have an engineering evaluation about whether the generator should be repaired or replaced and whether interim repairs are necessary. This will be done as soon as possible. Isan will also get quotes for a new generator that will meet upgraded requirements for emergency power set by Health and Safety Committee.

6. Items Completed

6.1 Emergency Buttons for the Gym and the Saunas have been installed.

7. Committee Liaison Reports

7.1 HPGR Board: No current action by the Board is required.

7.2 Meet the Board Report: There will be a “Meet the Board” session in September.

7.3 Communication and Website Committee: A new edition of Viewpoint 50 is just coming out. Additional people are urgently needed to assist with its preparation

7.4 Energy Committee: The light bulb replacement issue is still in planning.

7.5 Health and Safety Committee: This committee is involved in discussions about building requirements for power in an emergency which will impact the Board’s decisions about a replacement generator.

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

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

7.8 Common Area Redesign Project: The survey results have gone out, further planning is in process. A request was made for consideration of reimbursement of the committee for samples and similar expenses. The Board approved reimbursement of expenses related to the project to be purchased on the authority of the Board representative to the Project.

MOVED BY Fern Stimpson
SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

7.9 Policy Committee: Bylaw and policy updates were mentioned above.

8. Review of Action Item List:

9. Other Matters for Discussion

9.1 Grenadier Square Development Update: Jean Cormier gave an update on the activities of the Coalition of residents’ associations. The Board supported the idea of an information session by the Coalition for our own residents and owners during the week of September 16.

9.2 Brown-Out Problems: There are variations in electricity in the building which are of concern in terms of wear on household equipment. An engineer will be looking at this soon.

9.3 New Board Member Orientation: The Board decided that John and Isan will be responsible for new board member orientation.

9.4 Reimbursement of the Fire Alarm Charge: The fire department cancelled the fine and the Board approved return to the resident of the amount of the fine which he had paid to the Corporation.

MOVED BY Sean Cumming
SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

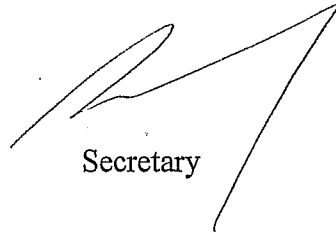
11. Adjournment

The meeting was adjourned at 9:05 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, September 26** at 6:30 pm.

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President

A handwritten signature in black ink, featuring a large, sweeping initial 'S' followed by a few more strokes, ending in a long diagonal line that extends downwards and to the right.

Secretary