

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, August 23, 2012

Present: Frank Delling President
 Sean Cumming Secretary
 Jean Cormier Vice President
 Ed Leies Treasurer
 Fern Stimpson Director

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 6:05 pm.

1.0 Meeting with Ester Petrelli from Mould Matters Her company has assessed the mould situation in the fan coil units in the building where the superintendents found visible mould, and those units have problems. Ms. Petrelli is recommending that the rest of the building get assessed visually. She recommends that the insulation in the fan coil units get totally replaced using closed cell insulation, rather than an attempt at cleaning.

In the following Board discussion, Isan said he has received on e quote for cleanup and replacement of the insulation with closed-cell insulation.

Isan is requested to get additional quotes on remediation and replacement of the units in question, because the board agreed that immediate action needs to be taken to fix those units. For the rest of the building, the board will collect additional information. Once the quotes are in, they will be circulated to the Board and decisions will be made as soon as possible.

2.0 Review and Acceptance of Agenda**3.0 Approval of the Minutes**

3.1 The Board reviewed and approved the amended Minutes from July 23, 2012.

 MOVED BY Sean Cumming
 SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

4.0 Approval of the Financial Statements

4.1 The Board reviewed the Financial Statements for July 31, 2012 and decided to defer approval until a number of corrections are made.

4.2 The Board received the Reserve Fund cash flow projections for the next three years. It was requested that the electronic version be made available for further analysis.

5.0 Matters Arising from Past Minutes

5.1 Operation Planning This should done as part of the annual budgeting process and it will be taken off the regular agenda.

5.2 Building Envelope Project: The Board moved to accept Halsall's amended proposal for the Building Envelope Study of August 23 2012. The president is to request a report from Halsall in time for consideration before our AGM.

MOVED BY Frank Delling
SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

5.3 Meeting with Brookfield: Sean will draft the letter to Brookfield by the next meeting.

5.4 Amended Easement Project: The Board reviewed the Amended Easement Agreement which has already been approved by YCC 325. The Board moved to approve the agreement.

MOVED BY Sean Cumming
SECONDED BY Ed Leies

All were in favour and the motion was CARRIED.

It was moved that By law 11 which approves the Amended Easement Agreement and repeals bylaws 5 and 7 be enacted and be presented for approval at the AGM.

MOVED BY Sean Cumming
SECONDED BY Ed Leies

All were in favour and the motion was CARRIED.

5.5 Fan Coil Inspection: See item 1.0 above.

5.6 Exterior Water Leak: This will be repaired by Brook Restoration within the next couple of weeks - they have been delayed and it has not yet been done. The Board was concerned that the delay in doing the work was much longer than anticipated when it was approved and Isan will contact Brook and request that this work be completed promptly.

6.0 Contracts and Proposals

6.1 Generator Annual Inspection: Isan received 3 proposals for this contract. It was agreed that Northern Generator will do this work.

MOVED BY Sean Cumming
SECONDED BY Ed Leies

All were in favour and the motion was CARRIED.

6.2 Elevator Guard Tender: The quotes were received late and will be discussed at the next board meeting.

6.3 Penthouse Storm Drain Leak: There is a broken pipe in the storm drain .. Isan has received 3 quotes to repair and insulate the pipe.

The Board agreed that Mega City Plumbing should be hired to do the plumbing part of this repair.

MOVED BY Sean Cumming
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

The Board agreed that M.C. Cameleon will be hired to do the dry walling, painting and wallpapering part of this repair.

MOVED BY Sean Cumming
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

6.4 Hot Water Tank Lining: The Board agreed that HydraStone will do the inspection and servicing of the Hot Water Tank, but their quote will require amendments to Condition #5.

MOVED BY Ed Leies
SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

7.0 Items completed

7.1 Landscaping Project

7.2 Bench in front of Building

8.0 Committee Liaison Reports

8.1 HPGR Board: see item 5.4 above

8.2 Meet the Board Report: was made and will be entered on the chart.

8.3 Communication Committee: The Board agreed that the website will be presented again briefly at the AGM, and that more in-depth workshops for those interested will be scheduled

8.4 Energy Committee: No current issues.

8.5 Health Committee: No current issues

8.6 Landscaping Committee: the work on the south east corner had been completed

8.7 Lobby Committee: No current issues

9.0 Review of Action List: The action list was reviewed and updated.

10.0 Other Matters for Discussion

10.1 Cheque management: There was a discussion about where cheques are to be kept and it was agreed that official documents for the corporation should not be kept in Board member apartments.

10.2 Preparation of AGM package: It needs to include the minutes of the last AGM, proposed bylaw changes, Financial statements. Isan will circulate a draft index.

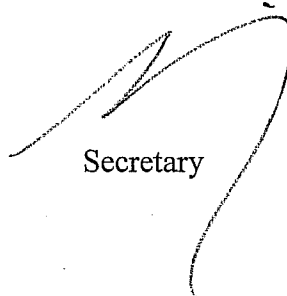
11.0 Adjournment

The meeting was adjourned at 9.02 p.m.

Next Meeting: The next regular Board meeting will be on **Thursday, September 27 at 6:30 pm.**



President



Secretary