

YORK CONDOMINIUM CORPORATION NO.323

Minutes of the Board of Directors Meeting

Thursday, August 25, 2011

Present: Jock Galloway President
Bill Henderson Vice President
Sean Cumming Secretary
Ed Leies Treasurer
Frank Delling Director

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

OPENING OF THE MEETING

There being a quorum present, Jock Galloway called the meeting to order at 6:35 pm.

1.0. Approval of the Minutes

1.1. The Board reviewed and approved the Minutes of the Board meeting held on July 28, 2011 as amended.

MOVED BY Sean Cumming
SECONDED BY Frank Delling
All were in favour and the motion was CARRIED.

2.0. Approval of the Financial Statements

2.1. The Board reviewed and approved the Financial Statements for July 31, 2011.

MOVED BY Frank Delling
SECONDED BY Ed Leies
All were in favour and the motion was CARRIED.

3.0. Management Report

Isan Murat presented the Report.

3.1. Matters Arising from Past Minutes

3.1.1. Boiler Project: The new boilers have been received and will be installed by Sept. 15. The first

payment of 20% has been made.

3.1.2. Insurance Appraisal: Stry Appraisal has done an appraisal of the building and townhouses and the Board approved the use of this appraisal for insurance purposes.

3.1.3. Balcony Warranties: All balconies have been inspected and a report from Nancy Gillespie will be completed soon. Some balconies will have their membranes repaired, and a few will need further concrete repairs – this will be done under warranty by Brook Restoration. The Board discussed creating a document to give to residents who want information about covering their balcony membrane. This will be discussed again after the inspection report is received.

The Board approved the cost of the warranty inspection.

MOVED BY Sean Cumming

SECONDED BY Jock Galloway

All except Ed were in favour and the motion was CARRIED.

3.2. Contracts and Proposals

3.2.1. Flushing of Kitchen Stacks: The Board approved the hiring of Royal Plumbing to do the stack flushing plus catch basin cleaning and flushing.

MOVED BY Frank Delling

SECONDED BY Bill Henderson

All were in favour and the motion was CARRIED.

3.2.2. New Security Cameras: There was a discussion about getting new security cameras. Ed and Sean questioned the purchase of cameras that would not add appreciably to actual security. The Board approved the relocation and replacement of existing cameras and the purchase of 4 new cameras as recommended in the security audit, and the work will be done by TAVI Systems Inc.

MOVED BY Frank Delling

SECONDED BY Jock Galloway

Three were in favour and Ed and Sean were against and the motion was CARRIED.

3.2.3. Purchase Treadmill: Several treadmills were priced. The Board approved the purchase of a Nautilus treadmill from Dotmar Fitness.

MOVED BY Sean Cumming

SECONDED BY Ed Leies

All were in favour and the motion was CARRIED.

3.2.4. Fan Coil Condensate Drain Cleanouts: The Board approved the cleanout of the Fan Coil drain lines at the time of the kitchen stack flushing by Royal Plumbing.

MOVED BY Sean Cumming

SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

3.3 Items completed

- 3.3.1. Defibrillator: The training will be on October 12 for staff and others wishing to learn.
- 3.3.2. One Way Signs
- 3.3.3. Replace Carpet in 207
- 3.3.4. Replace Cooling Tower Water Meter and Controller

4.0 Other Matters for Discussion

- 4.1. Reserve Fund Study: A separate board meeting will be held September 1 at 6:30 to examine and discuss the work listed in the reserve fund study for the next few years.
- 4.2. Meet the Board: No action required.
- 4.3. Smoking By-Law: The draft by-law proposal submitted by some owners will be included in the AGM package. There will be a proxy form for this item.
- 4.4. AGM Date: Thursday, Oct. 27.
- 4.5. Building Website Draft: Owners in the building have offered to design and post a YCC 323 website as a communication tool to get information, request services and discuss issues. Monitoring and administration of the website were discussed. The Board authorized Isan to proceed with the website development.

MOVED BY Sean Cumming
SECONDED BY Frank Delling
All were in favour and the motion was CARRIED.

- 4.6 Renovation Request –The Board approved the hardwood flooring and ceiling renovations.


MOVED BY Sean Cumming
SECONDED BY Frank Delling
All were in favour and the motion was CARRIED.

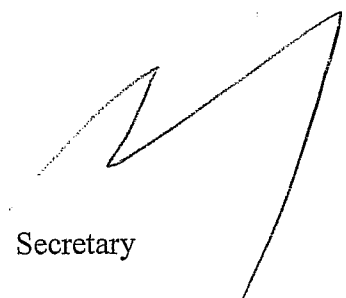
5.0. Adjournment

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

MOVED BY Jock Galloway
SECONDED BY Bill Henderson
All were in favour and the motion was CARRIED.

Next meeting: Thursday, September 29, 2011, 6:30 pm.


President


Secretary