

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, December 19, 2013

Present: Jean Cormier
Frank Delling
Gordon Hamilton
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 6:13 pm.

1. Review and Acceptance of Agenda

2. Approval of Minutes

2.1 The Board reviewed and approved the Minutes from November 28, 2013 as amended by the Board.

MOVED BY Jean Cormier
SECONDED BY Fern Stimpson

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 November 30, 2013.

MOVED BY John Hardie
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 Exterior Building Enclosure Project Updates: The project is moving slowly because of the weather. The concrete repairs are almost completed and the caulking is underway. Reported deficiencies in the sliding windows are being checked.

4.2 Emergency Generator Replacement Status: Engineering Services are investigating noise issues with various manufacturers for the replacement generator.

4.3 Finance Management Policy: Final Version was distributed to the Board.

4.4 Garbage Chute Leak Study: Isan continues to investigate solutions.

4.5 Brown-out Problem Investigation: Electrical power cannot be shut down during the winter. Further action will wait until spring.

4.6 Kitchen Stack Problem: One apartment unit is being tested with a new product that purports to dissolve grease in the kitchen stacks. This test is scheduled for two months; results will be assessed before the Board takes further action.

5. Contracts and Proposals

None to report

6. Items Completed

None to report

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 meeting in January prior to the next Board meeting.

7.3 Communication and Website Committee: Channels for resident communications in addition to Viewpoint 50, the website and notice boards will be discussed at the next Board meeting.

7.4 Energy Committee: No current action by the Board is required.

7.4.1 Light Replacement Program: No current action by the Board is required.

7.5 Health and Safety Committee: A session for CPR/Defibrillator training will be held on January 29, 2014 at 7:00 p.m. in the Meeting Room. The board suggested several initiatives the committee may wish to pursue.

7.5.1 Neighbours Committee: No current action by the Board is required.

7.6 Landscaping Committee: The Board approved a new member for the committee - Joan Howell

MOVED BY Gordon Hamilton

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

7.7 Lobby Committee: The Board expressed much appreciation for the holiday decorations.

7.8 Common Area Redesign Project: The project team is continuing to source items and develop designs for consideration by the residents. The Finance Management Policy will be followed in considering companies to manage and execute the work. A Request for Proposal is being prepared to hire a project manager.

7.9 Grenadier Square Development: The Developer has submitted an appeal to the OMB prior to the completion of the City Planning report and the Council decision. A detailed status report is included in the current edition of ViewPoint 50.

7.10 Rules and Regulations Committee: No current action by the Board is required.

7.11 HPGR Shared Recreation Facilities Committee: A proposal was discussed to set up a joint Shared Recreation Facilities Committee with YCC435 that would report to the HPGR Board. The purpose of such a committee will be discussed with YCC435.

8. Review of Action Item List:

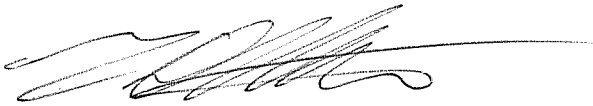
9. Other Matters for Discussion

9.1 New Board Member Orientation Package Update: This is in progress.

10. Adjournment

The meeting was adjourned at 7:55 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, January 23 at 1:00 p.m.**



President



Secretary