

YORK CONDOMINIUM CORPORATION NO.323
Minutes of the Board of Directors Meeting
Thursday, January 12, 2012

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

Regrets: 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 6:50 pm.

1.0. Adoption of the Agenda in form attached.

2.0. Approval of the Minutes

2.1. The Board reviewed and approved the amended Minutes of the Board meeting held on November 7, 2011.

Motion:

To approve the minutes as presented.

 MOVED BY Frank Delling

 SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

2.2. The Board reviewed and approved Minutes of the Board meeting held on December 1, 2011.

Motion:

To approve the minutes as presented.

 MOVED by Frank Delling

 SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

2.3. The Board reviewed and agreed to post the draft Minutes of the AGM meeting held on October 27, 2011.

Motion:

To approve posting of the minutes as presented.

 MOVED BY Frank Delling

 SECONDED BY Ed Leies

All were in favour and the motion was CARRIED.

3.0. Approval of the Financial Statements

3.1. The Board reviewed the Financial Statements for November 30, 2011. Questions were outstanding re items in the statements to be answered by Brookfield, so approval was deferred to the next meeting.

4.0. Matters Arising from Past Minutes

4.1. Operation Planning: The board discussed the items to be pursued during the current session. Based on this the Plan will be updated by Frank and then confirmed. After that the next step is to establish estimates for budget planning for March.

4.2. Domestic Hot Water Venting System Replacement: This will be further assessed by Ed and Frank.

4.3. AODA (Accessibility for Ontarians with Disabilities): Sean has reviewed the government policy and there is nothing in it that is difficult to accommodate. The corporation has adopted the policies and procedures for service standards under the Accessibility for Ontarians with Disabilities Regulations with effect from December 31, 2011 in the form signed by the Secretary.

MOVED BY Frank Delling

SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

4.4. Fob Installation for Saunas, Toilets, Game Room and Exercise Room: The Board approved the installation of 6 readers by Security Management.

MOVED BY Sean Cumming

SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

4.5. Nesbit Burns Signing Authorities: A date for the signing will be determined shortly.

4.6. Overhead Projector: The board approved the purchase of an overhead projector and screen as recommended by the Health and Safety Committee.

MOVED BY Jean Cormier

SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

4.7. Appointment of Privacy Officer: The Board appointed Sean Cumming as the corporation's Privacy Officer.

MOVED BY Frank Delling

SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

4.8. Meeting with Brookfield: Ed and Frank are drafting a summary of concerns and proposals. This meeting will be scheduled after completion of the document.

5.0. Contracts and Proposals

- 5.1. Boiler Replacement Project Engineering Study: The Board is waiting for the engineering study, the Final Inspection Certificate and answers to some question before the final payment will be released.
- 5.2. Garage P2 Leakage and Ventilation Shaft Repairs: The parking garage repairs are largely completed. The ventilation shaft work is still in progress.
- 5.3. Garage Door Repair or Replacement: Isan has an estimate for repair and the Board has asked for clarification and additional details re the warranty of the repairs. The Board would also like another quote.

6.0. Items Completed

- 6.1. Elevator Lighting inside elevators.
- 6.2. Balcony Warranty Repairs.

7.0. Committee Liaison Reports

- 7.1. Landscaping Committee: No current issues
- 7.2. Policy Committee –AODA Policy approved by the board
- 7.3. Health Committee: No current issues
- 7.4. Energy Committee: No current issues
- 7.5. Communication Committee: Website to be discussed at next meeting.
- 7.6. Lobby Committee: No current issues
- 7.7. Privacy Committee: Privacy Officer appointed by the Board
- 7.8. HPGR: No current issues

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

9.0. Other Matters for Discussion


- 9.1. Set meeting date for Budget Preparation Proposed dates were provided by Ed and Isan. Directors to confirm availability for these meetings.
- 9.2. Set dates for future board meetings – deferred to next meeting
- 9.3. Meet the Board –no unresolved issues raised

10. Adjournment

The meeting was adjourned at 9:20 p.m.

Next Meeting: The Board will discuss major projects on Thursday January 26, 2012. The next regular Board meeting will be on Feb 23 at 6:30pm.

President



for Secretary 