

YORK CONDOMINIUM CORPORATION 323
Minutes of the Board of Directors Meeting
Thursday, January 10, 2013

Present: Frank Delling
John Hardie
Jean Cormier
Sean Cumming

Regrets: Fern Stimpson

By invitation: Isan Murat Property Manager, Brookfield

OPENING OF THE MEETING

There being a quorum present, Frank Delling called the meeting to order at 8:05 pm.

1.0 Review and Acceptance of Agenda

2.0 Approval of the Minutes

2.1 The Board reviewed and approved the Minutes from November 13, 2012 with 3 amendments.

MOVED BY Sean Cumming
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

3.0 Approval of the Financial Statements

3.1 The Board reviewed and accepted the Financial Statements for November 30, 2012.

MOVED BY Sean Cumming
SECONDED BY John Hardie

All were in favour and the motion was CARRIED.

4.0 Matters Arising from Past Minutes

4.1 Building Envelope Project Updates. The Board met with representatives of Halsall to review their initial draft report immediately prior to the meeting. Isan will do an inventory of failed sealed

windows for Halsall which will update its report based on this information and the matters discussed with the board.

4.2 Procurement Management Review Findings: In progress

4.3 Cyclists/Skateboards: In progress

4.4 Elevator Guarding: ThyssenKrup has completed the work in the machinery room and will finish the railings in January.

4.5 Generator Fuel Inspection: One quote has been obtained and Isan will obtain further quotes for the next meeting..

5.0 Contracts and Proposals

5.1 Automatic Front Door Operator: The Operator broke and had to be replaced because parts for the old unit are no longer available. The Board approved the work which had already been completed in accordance with a quote from Security Management.

MOVED BY Frank Delling
SECONDED BY John Hardie

All were in favour and the motion was CARRIED

5.2 Window Leaks Repair: Water was leaking through concrete cracks into units on the 02, 07 and 08 lines on upper floors. Work was done by Maresco Limited to seal the cracks. Less work was actually needed than originally thought and Maresco. The Board approved the initial quote and payment of the invoice for the lesser amount.

MOVED BY Frank Delling
SECONDED BY John Hardie

All were in favour and the motion was CARRIED

6.0 Items completed

6.1 Fan Coil Unit Refurbishment: Completed December 21, 2012.

7.0 Committee Liaison Reports

7.1 HPGR Board: No action required

7.2 Meet the Board Report: No action required.

7.3 Common Area Renovation Project: In progress.

7.4 Communication and Website Committee: John and Isan are investigating getting internet access in the library so that people can use their laptops there and will report shortly. Information and articles for Viewpoint50 are being gathered with a proposed distribution time at the end of January.

7.5 Energy Committee: No current action

7.6 Health and Safety Committee: Committee has updated three information sheets covering fire safety, safety and security, and 72-hour self-sufficiency, all of which are now available in printed form and on the website. The Committee has also provided the Board with an "Emergency" section for the Condominium Living Handbook. The Committee will be asked to draft emergency protocols for inclusion in the Policies and Procedures manual. The Board thanked the committee for their ongoing work.

7.7 Landscaping Committee: No current action

7.8 Lobby Committee: No current action

7.9 Policy Committee: No current action

8.0 Review of Action List:

8.1 The action list was reviewed and updated.

9.0 Other Matters for Discussion

9.1 Approval of floor replacement: A resident wants to put in hardwood flooring and the plan meets the building's requirements. The Board approved

MOVED BY Sean Cumming
SECONDED BY Frank Delling

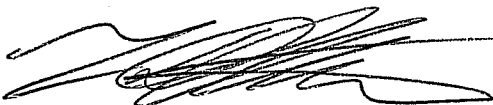
All were in favour and the motion was CARRIED.

9.2 The Board discussed the false fire alarm on January 1, 2013. The responsible person has been identified from CCTV coverage as a guest. The resident who brought him into the building has been asked to supply his identity.

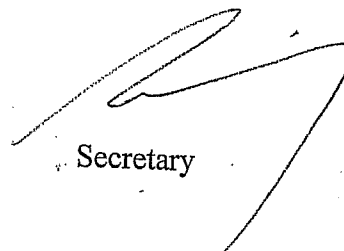
12.0 Adjournment

The meeting was adjourned at 9:25 p.m.

Next Meeting: The next regular Board meeting will be on **Thursday, January 24 at 6:30 pm.**



President



Secretary