

**YORK CONDOMINIUM CORPORATION 323**  
Minutes of the Board of Directors Meeting  
Thursday, January 23, 2014

Present: Jean Cormier  
Frank Delling  
Gord 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 1 pm.

**1. Review and Acceptance of Agenda**

**2. Approval of Minutes**

2.1 The Board reviewed and approved the Minutes from December 19, 2013.

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 December 31, 2013.

MOVED BY Frank Delling  
SECONDED BY Gord Hamilton  
All were in favour and the motion was CARRIED.

**4. Matters Arising from Past Minutes**

4.1 Exterior Building Enclosure Project Updates: Exterior Building Enclosure Project Updates: This project has been delayed due to the adverse weather conditions. The projected completion date is the end of February.

4.2 Emergency Generator Replacement Status – Engineering Services: Weinstein, Taylor and Associates have gathered additional data for inclusion in their final recommendations for the replacement generator.

4.3 Kitchen Stack Problem: Results of dissolving grease. A new product is currently being tested in an affected unit; an assessment of its effectiveness will be made in February.

4.4 Communication Strategy: John presented a proposal for another reporting channel to residents from the board, property management and the committees. The bi-monthly report is intended to enhance and update information in partnership with Viewpoint 50 and the YCC 323 website. John and Jean will meet to advance the communications strategy.

## 5. Contracts and Proposals

5.1 Garage Fans Encasement: Isan received three estimates to relocate and replace exhaust fan starters in the P2 level of the garage. The Board approved the Babus Electric to complete this work.

MOVED BY Fern Stimpson  
SECONDED BY Frank Delling  
All were in favour and the motion was CARRIED.

## 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: Frank reported on the recent Meet the Board meeting. The next Meet the Board meeting will be in February prior to the next Board meeting.

7.3 Communication Committee:

7.3.1 Board Member Orientation Package Update: The package is completed.

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

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

7.5.1 Light Replacement Program: All elevator lobby bulbs are now replaced.

7.6 Health and Safety Committee: No current action by the Board is required.

7.6.1 Provision for residents experiencing health issues that affect general resident safety: The Board directed Isan to request any relevant policies available from Brookfield and to arrange for updating by the residents of their Information for Emergency Contacts. The Board also requested the Health and Safety Committee to organize information session(s) for residents on community resource support services in the neighbourhood.

MOVED BY Jean Cormier  
SECONDED BY Fern Stimpson  
All were in favour and the motion was CARRIED.

7.7 Neighbours Committee: The committee plans to survey residents regarding their interest in possible garage sales, renovation/new decorating tours in the building, and a craft and hobby show. The Board approved the taking of a survey by the Neighbours committee to solicit expressions of interest. The committee also plans to welcome new residents with a reception and an information folder regarding community activities and committees.

MOVED BY Gord Hamilton  
SECONDED BY Fern Stimpson  
All were in favour and the motion was CARRIED.

7.8 Landscaping Committee: The committee is working with our building landscaper to provide costing for the completion of further landscaping on Gothic Avenue.

7.9 Lobby Committee: No current action by the Board is required.

7.10 Common Area Redesign Project: The project team continues to work on alternative designs for future resident input, and a request to tender for a project manager.

7.11 Grenadier Square Development: A presentation is planned for the Etobicoke York Community Council regarding the Grenadier Developer's appeal to the OMB on **February 25th**. Residents opposing the project are directed to send emails to the city planner and Sarah Doucette, our city councillor. Transportation will be provided for supporters to attend the meeting.

**8. Review of Action Item List:**

Deferred to next meeting

**9. Other Matters**

9.1 Power Outage: There was concern about helping people in nearby houses in the event of a power failure since the high-rise had power. Further study regarding emergency procedures will be discussed.

9.2 Future Mailbox Request: In light of the recent proposal from Canada Post to stop home delivery, a Gothic Ave. resident requested the possibility of having a mailbox in the building for the houses that are part of YCC323. The Board will determine if such a request can be accommodated when Canada Post implements the service changes.

9.3 Upcoming green box program: There is no date set for implementation of this program. Further planning regarding logistics and cost is necessary to prepare for the implementation.

9.4 Renovation Request: Unit has proposed a renovation, which was approved by the Board.

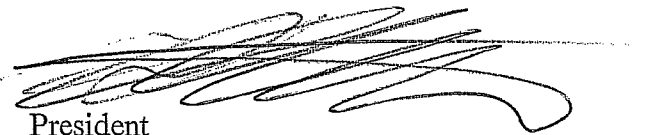
9.5 Odours: A resident has complained about food and smoking odours in hallways. The Board directed Isan to engage a consultant to investigate air quality and air circulation in the building.

9.6 The city has sent a letter stating that in the spring, Public Works will be adding phosphate to the city water supply in order to protect pipes. No health issues on the chemicals to be utilized have been reported.

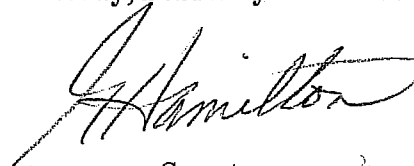
**10. Adjournment**

The meeting was adjourned at 4:15 p.m.

**Next Meeting:** The next regular Board meeting will be held **Thursday, February 27 at 6:00 pm.**



President



Secretary