

YORK CONDOMINIUM CORPORATION 323
Minutes of the Board of Directors Meeting
Thursday, July 24, 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 1:00 pm.

1. Review and Acceptance of Agenda: The Board reviewed and approved the agenda.

MOVED BY Gord Hamilton
SECONDED BY Jean Cormier
All were in favour and the motion was CARRIED.

2. Approval of Minutes

2.1 The Board reviewed and approved the Minutes from June 26, 2014.

MOVED BY Gord Hamilton
SECONDED BY Jean Cormier
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 June 30, 2014.

MOVED BY John Hardie
SECONDED BY Frank Delling
All were in favour and the motion was CARRIED.

3.2 Audit Report: The Board reviewed and approved the Financial Statements as produced by Tapp and Company for the year ending April 30, 2014.

MOVED BY John Hardie
SECONDED BY Frank Delling
All were in favour and the motion was CARRIED.

3.3 Auditor Letter: Each Director has been asked to respond directly to the auditor's questionnaire indicating their understanding to the questions asked.

4. Matters Arising from Past Minutes

4.1 Doors Project Specification and Tender: Bids are requested for this project.

4.1.1 The resident survey for colour selection will be revised and re-issued.

4.2 Emergency Generator Tender: The Board approved Superior Boiler Works and Welding to replace the emergency generator.

MOVED BY Frank Delling

SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

4.3 Brown-out Problem Investigation: In progress.

4.4 Garbage Chute Odour Problem Investigation: Venting has been improved throughout the building. If the problem persists then adjustment of the air make up system will be investigated. In the meantime the issue will be moved to and monitored as an action item.

4.5 Structural Change Request: The Board after obtaining an informal legal opinion discussed the repeat request from an owner to cut holes into a structural wall and reconfirmed its previous decision not to approve any such changes.

5. Contracts and Proposals

5.1 Panel Painting and Concrete Coating: The project is progressing well.

5.2 Lobby Renewal Project Update: The project manager is preparing mock-ups to be presented to residents by early fall.

5.2.1 The Board approved the payment a deposit to Weston Tile to retain the specialized tiles for the lobby.

MOVED BY Fern Stimpson

SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

6. Items Completed

6.1 Installation of Motion Sensors in Garbage Disposal Rooms

6.2 New Bike Room

6.3 Installation of a Video Camera in Garbage/Loading Area

7. Committee Liaison Reports

7.1 HPGR Board: The Board approved that John Hardie and Fern Stimpson will sign the HGPR audited financial report for the period ending April 30, 2014 on behalf of YCC 323.

MOVED BY John Hardie

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

7.2 Meet the Board Report: No current action by the board is required.

7.3 Communication Committee: No current action by the board is required.

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

7.5 Health and Safety Committee: No current action by the board is required.

7.5.1 Provisions for residents experiencing health issues

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

7.7 Landscaping Committee: No current action by the board is required.

7.8 Lobby Project: No current action by the Board is required.

7.9 Grenadier Square Redevelopment/High Park Coalition: The recent Community Garage Sale was a great success raising a great deal of money. The event was a success largely due to the efforts of the volunteers who donated items for sale, helped to set up, acted as salespeople and helped clean up. Thank you to all volunteers. A summer garden party will be held on Aug. 23rd at 70 High Park Ave. This fund raising event will include entertainment and a silent auction to raise funds for the continuing fight for responsible development. The Parties (the City, the Developer, and the High Park Coalition) are scheduled for Mediation on Aug. 15th. Mediation is a process aimed at reducing the number of issues in dispute prior to proceeding to the Ontario Municipal Board. The Ontario Municipal Board hearing is scheduled for a two week period starting on Sept. 8th.

7.10 Nomination Committee for Board Candidates: Meeting Thursday July 31, 2014; 4:00 PM.

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

9. Other Matters

9.1 Health Benefits for Superintendents: The Board approved the annual five percent (5%) benefit payment calculated on the base salary to the Superintendent and Assistant Superintendent effective immediately.

MOVED BY John Hardie
SECONDED BY Frank Delling
All were in favour and the motion was CARRIED.

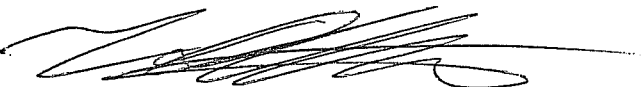
9.2 Elevator Study: The Board approved the hiring of an independent consultant to assess the condition of the building elevators.

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

10. Adjournment

The meeting was adjourned at 3:50 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, August 28 at 1:00 pm in the Games Room.**


President


Secretary