

YORK CONDOMINIUM CORPORATION 323
Minutes of the Board of Directors Meeting
Thursday, July 25, 2013

Present: Frank Delling
Jean Cormier
Sean Cumming
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 6:15 pm.

1. Review and Acceptance of Agenda

2. Approval of Minutes

2.1 The Board reviewed and approved the Minutes from June 27, 2013.

MOVED BY Jean Cormier
SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

3. Approval of Financial Statements

3.1 The Board reviewed and accepted the Financial Statements as amended during the discussion for the period ending June 30, 2013.

MOVED BY John Hardie
SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

3.2 The Board reviewed and approved the Treasurer's signing the Audit letter from Tapp and Company dated July 8, 2013 for the year ending April 30, 2013.

MOVED BY John Hardie
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

3.3 The Board also approved the audit letter from Tapp and Company dated July 8, 2013 with respect to the audit of the High Park Green Recreational fund for the year ending April 30, 2013

MOVED BY Sean Cumming
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 bids for the window renovation and replacement, and the concrete work are due to be opened July 31, 2013. A Board member will be there when the bids are opened. The window work will be done this fall. Door replacement bids will be separate. Mock ups of the doors have been ordered and will be available by late August. It is anticipated that the work will be done next spring. Residents will be informed of all this shortly via a letter to all units, and more information will be posted on the website.

4.2 Elevator Top Car Guarding: The elevator mechanic strike is over but there is a backlog and this work will be done as soon as possible.

4.3 Emergency Buttons in Gym and Saunas: This will be done soon.

5. Contracts and Proposals

5.1 Automatic Sliding Door: The Board reviewed photos of the proposed door installation.

5.2 Townhouse Gothic 27 Fence: Park Place has submitted a quote for the fence. The decision was deferred until the next meeting because the townhouse owner is away.

5.3 Domestic Hot Water Boiler Pipe Replacement: There was an additional cost for gauges and pressure valve that needed replacement.

6. Items Completed

6.1 Window Cleaning - completed

6.2 Annual Fire Inspection – completed and a report will be received shortly

7. Committee Liaison Reports

7.1 HPGR Board: The minutes from the last meeting will be reviewed at the next Board meeting.

7.2 Meet the Board Report: John Hardie presented his report'

7.3 Communication and Website Committee: A new edition of Viewpoint 50 will be out soon.

7.4 Energy Committee; A study is being done with a view to replacing all lights which have not yet been upgraded with more efficient bulbs. A government rebate to be claimed by the electrician doing the job is available for this program.

7.5 Health and Safety Committee: The recent orientation meeting for new owners and residents was well attended and well received. The Board thanked the Committee for organizing the meeting and encourages it to make this a regular event

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

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

7.8 Common Area Redesign Project: A status report on the progress of the team was provided.

7.9 Policy Committee: No current action by the Board is required

8. Review of Action Item List:

9. Other Matters for Discussion

9.1 Grenadier Square Development Update: Jean Cormier gave an update on the activities of the residents' associations. The Board supported the idea of an information session for our own residents and owners later in the summer.

9.2 Renovation Requests: The owners of Units would like to replace the carpeting with laminate flooring that exceeds the insulation requirements. The Board approved these renovations.

MOVED BY Sean Cumming
SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

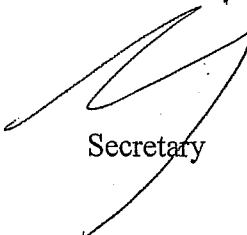
11. Adjournment

The meeting was adjourned at 8:35 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday August 22** at 6:30 pm.



President



Secretary