

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, June 26, 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**

**2. Approval of Minutes**

2.1 The Board reviewed and approved the Minutes from May 22, 2014.

MOVED BY Gord Hamilton  
SECONDED BY John Hardie  
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 May 31, 2014.

MOVED BY John Hardie  
SECONDED BY Fern Stimpson  
All were in favour and the motion was CARRIED.

**4. Matters Arising from Past Minutes**

4.1 Building Envelope Project Updates:

4.1.1 Panel Painting and Concrete Coating: This work has started.

4.1.2 Doors Project: A mail out ballot will be used by owners to respond to a two step process of choosing: 1) colour, and 2) finish (gloss or matte). The majority preferences will be implemented.

4.2 Emergency Generator Tender: The bids for this work are being received. The board will review the bids in early July.

4.3 Brown-out Problem Investigation: An electrical engineer was consulted and recommended the actions itemized under Contracts and Proposals.

## 5. Contracts and Proposals

5.1 Lobby Renewal Contract Project Update: To secure the use of specialized tile in the front lobby, board approved a deposit to Weston Tile to hold the tile.

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

5.2 Install Video Camera in Garbage/Loading Area: The Board approved that Roel Security Ltd. install a video camera in the garbage/loading area.

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

5.3 Supply and Install Motion Sensors in Garbage Disposal Rooms: The Board approved Babus Electric to install motion detectors in all garbage disposal rooms to conserve power.

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

5.4 Bike Room: The Board approved the installation of 15 bike racks from Bike Rack.

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

5.4.1: The Board approved the hiring of MC Cameleon to build a lockable, secured enclosure in the P2 garage to accommodate the 15 bikes.

MOVED BY Fern Stimpson  
SECONDED BY John Hardie  
All were in favour and the motion was CARRIED.

5.5 Electrical Investigation related to Brown-outs: Knoll Engineering will create a Single Line Diagram to trace all electric loads and all connecting cables to investigate power surges. The Board approved the payment from the reserve fund for the creation of this diagram.

MOVED BY John Hardie  
SECONDED BY Gord Hamilton  
All were in favour and the motion was CARRIED.

5.5.1 The Board approved the payment from the reserve fund of a comprehensive thermal scan of all electrical equipment as well as the tightening of all contact points by B&R Electrical.

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

5.6 Garbage Chute Odor Problem Investigation: Engineers from Halsall will be brought in when the weather conditions produce the odor problems. This contract was approved last year by the Board.

## 6. Items Completed

- 6.1 Windows/Concrete Repairs
- 6.2 Garage Cleaning
- 6.3 Catch Basin and Drains Cleaning
- 6.4 Garage Floor Repair
- 6.5 Annual Fire Inspection

## 7. Committee Liaison Reports

- 7.1 HPGR Board: The Joint Board met on June 23, 2014.
- 7.2 Meet the Board Report: No current action by the board is required.
- 7.3 Communication Committee: The Board will invite all committee members to a social in early fall to update information about their activities.
- 7.4 Energy Committee: No current action by the Board is required.
- 7.5 Health and Safety Committee: Etobicoke Social Services twice weekly fitness classes in the meeting room have started and are well attended.
  - 7.5.1 Provisions for residents experiencing health issues: a protocol is being developed.
- 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 Common Area Redesign Project Team: Tenders are being prepared for bidding. Design boards are being prepared for the owner's vote. Owners will be given a choice between two sets of furnishings.
- 7.10 Grenadier Square Redevelopment/High Park Coalition: Fundraising is underway starting with a garage sale on July 5th (July 6th rain day). The Board approved the use of the visitor's parking area for the sale.

MOVED BY            Jean Cormier  
SECONDED BY        Frank Delling  
All were in favour and the motion was CARRIED.

## 8. Review of Action Item List:

## 9. Other Matters

- 9.1 Herb Garden: A new herb garden has been created for the use of all residents from both corporations.

9.2 Committee Mandate Review: The Board will meet with committees to review each committee's stated mission to insure their current mandate is in agreement with their goals and/or modify them to reflect changes to meet our current operations.

9.3 Responses to Resident Letters: To deal with the number of information requests, the Communication Committee will provide responses based on information provided by Isan or the Board of Directors.

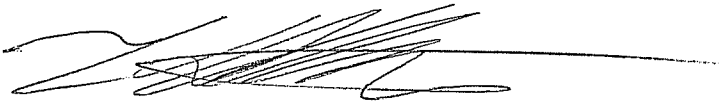
9.4 Nomination Committee for Board Candidates: The board will meet soon to discuss criteria and potential candidates.

## 10. Adjournment

The meeting was adjourned at 4:20 p.m.

**Next Meeting:** The next regular Board meeting will be held **Thursday, July 24 at 1:00 pm in the games room.**

President



Secretary

