

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, June 27, 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 6:33 pm.

**1. Review and Acceptance of Agenda**

**2. Approval of Minutes**

2.1 The Board reviewed and approved the Minutes from May 15, 2013.

MOVED BY Sean Cumming  
SECONDED BY Jean Cormier

All who were present were in favour and the motion was CARRIED.

**3. Approval of Financial Statements**

3.1 The Board reviewed and accepted the Revised Financial Statements for the year ending April 30, 2013.

MOVED BY Sean Cumming  
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

3.2 The Board reviewed and accepted the Financial Statements for the period ending May 31, 2013.

MOVED BY John Hardie  
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 board ratified two agreements with Halsall dated June 20, 2011, one to do two door mock ups and then test the mock up unit and one to prepare the specifications for the window and concrete remediation

MOVED BY Sean Cumming  
SECONDED BY John Hardie

All were in favour and the motion was CARRIED.

4.2 Elevator Top Car Guarding: This work is still on hold because of the elevator mechanic strike.

4.3 Pool Deck Painting: This will be done in the fall at the time of the regular pool closing.

#### 5. Contracts and Proposals

5.1 Emergency Buttons in Gym and Saunas: This is a concern for a number of people in the building recently. The Board agreed to the installation of three buttons by ROEL Security Ltd. as recommended by the Health and Safety Committee.

MOVED BY Sean Cumming  
SECONDED BY John Hardie

All were in favour and the motion was CARRIED.

5.2 Automatic Sliding Door: The Board agreed to have an automatic sliding outer door installed in the lobby to replace the current two exterior doors. This work will be done by Superior Door and Gate System.

MOVED BY Jean Cormier  
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

5.3 Domestic Hot Water Boiler Pipe Replacement: The Board decided that these pipes will be replaced by Royal Plumbing and Contracting Ltd.

MOVED BY Fern Stimpson  
SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

#### 6. Items Completed

- 6.1 Carbon Monoxide Detectors Calibration
- 6.2 Cleaning and Flushing Catch Basin
- 6.3 Carpet Cleaning

6.4 Garage Cleaning

6.5 Dryer Vent Cleaning

## 7. Committee Liaison Reports

7.1 HPGR Board: Isan is investigating costs of pool covers. Isan will make a proposal to the HGPR board to get cameras for the pool and the tennis court doors. The YCC 323 board agreed to recommend this idea to HGPR and to approve the expenditure.

MOVED BY Fern Stimpson  
SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

The YCC 323 board agreed to approve the expenditure for a new pool cover.

MOVED BY Fern Stimpson  
SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

7.2 Meet the Board Report: Fern gave a report.

7.3 Communication and Website Committee: No current action by the Board is required.

7.4 Energy Committee: The committee would like the remaining old-style light bulbs replaced by energy-saving bulbs. Isan will investigate issues around this and report to the next meeting. The committee has also investigated replacement of the fuse panels in apartment units with breaker panels, to be done optionally by unit owners. A quote of \$600 per panel was obtained if at least ten units are done. The Board to approved advertising the possibility of owners doing this upgrade and co-ordinating the sign up of units.

The Board agreed that the fuse panels in the superintendent units be replaced with breaker panels at a cost of \$600 plus HST for each unit.

MOVED BY Sean Cumming  
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

7.5 Health & Safety Committee: No current action by the Board is required

7.6 Landscaping Committee: Many comments have been received about the beautiful landscaping, and the Board would like to commend both the committee and the landscaping professionals.

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

7.8 Common Area Redesign Project: The committee is proposing that the lobby redecoration be done during the 2014 calendar year and the other rooms during the following two years. The Board agreed with this in principle and would like to see a detailed proposal from the committee.

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 Superintendent Performance Review: The Board agreed with Isan's assessment and decided to give to the Superintendants a performance bonus.

MOVED BY Fern Stimpson  
SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

9.2 Townhouse 27 Gothic Fence: The Board agreed to share the cost of this fence extension with the townhouse owner because it is an extension of the perimeter fence that YCC 323 paid for. A cost proposal will be presented shortly.

9.3 Grenadier Square Development Update: Jean Cormier gave an update on the activities of the residents' associations.

9.4 Renovation Request: The Unit 301 owner would like to replace the carpeting with laminate flooring that exceeds the requirements for insulation.

MOVED BY Sean Cumming  
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

9.5 Garbage Smell: There are issues with smells from the garbage chute permeating some units. This is being worked on. The Board agreed that Isan should get some quotes for specialized help on this issue.

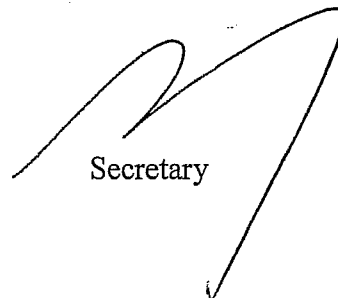
**11. Adjournment**

The meeting was adjourned at 9:40 p.m.

**Next Meeting:** The next regular Board meeting will be held **Thursday July 25** at 6:30 pm.



President



Secretary