

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Wednesday, March 27, 2013

Present: Frank Delling
Jean Cormier
Sean Cumming
John Hardie

Regrets: 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 6:05 pm.

1 Approval of Minutes

1.1 The Board reviewed and approved the Minutes from February 27, 2013.

MOVED BY Sean Cumming
SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

2 Approval of Financial Statements

2.1 The Board reviewed and accepted the Financial Statements for the period ending February 28, 2013.

MOVED BY Sean Cumming
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

2.2 Investment Management/Trading Authorization: The Board passed a resolution authorizing the secretary to sign the ScotiaMcLeod Trading Authorization which allows John Hardie to trade on YCC 323's account with ScotiaMcLeod.

MOVED BY Frank Delling
SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

3 Budget

- 3.1 Draft Budget 2013-2014: The draft budget was approved by the board with a maintenance fee increase of 2%.

MOVED BY Sean Cumming
SECONDED BY John Hardie

All were in favour and the motion was CARRIED.

4 Matters Arising from Past Minutes

- 4.1 Exterior Building Enclosure Project Updates: The first mock-up repairs have been done in one unit and they will be done in a second unit. The Board confirms the email decision to approve the Maresco for the mock-up repairs on these two suites.
- 4.2 Balcony Ponding Remedy Study: R&C Consulting will provide a report to the board on this issue.

5 Contracts and Proposals

- 5.1 Card Access System for Bike Rooms: The work is almost complete.
- 5.2 Management Contract: Outstanding issues have been resolved and this contract will be signed.
- 5.3 Reserve Fund Study: This is in progress and a further meeting with R&C Consultants have been scheduled.
- 5.4 Dryer Vent Cleaning: This work will be done in April
- 5.5 Fire Safety Review: The report of the fire safety review was read and the minor deficiencies reported will be dealt with.
- 5.6 Elevator Top Car Guarding: This work will be done in May.
- 5.7 Insurance Contract: The Board approved the Atrens Counsel contract for Comprehensive All Risks Condominium Insurance Policy.

MOVED BY Sean Cumming
SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

- 5.8 Generator Maintenance: The Board approved a contract with Northern Generator for annual and semi-annual inspections and service.

MOVED BY Sean Cumming
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

6 Items Completed

- 6.1 Flushing of Kitchen Stacks
- 6.2 Generator Fuel Inspection

7 Committee Liaison Reports

- 7.1 HPGR Board: No current action by the Board is required
- 7.2 Meet the Board Report: A written report was considered by the Board.
- 7.3 Communication and Website Committee: No current action by the Board is required
- 7.4 Energy Committee: No current action by the Board is required
- 7.5 Health Committee: No current action by the Board is required
- 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: The survey results have been distributed to residents.
- 7.9 Policy Committee: No current action by the Board is required

8 Review of Action Item List:

- 8.1 Renewal of Action Item List.

9 Other Matters for Discussion

- 9.1 Card Table Request: Three new card tables have been purchased.
- 19.2 Renovation Request: The renovations proposed for two units were approved by the Board.

MOVED BY Sean Cumming
SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

- 9.3 High Park Residents' Association meeting feedback: Information on ongoing actions involving residents was received. The Board will allow a petition to be placed in the management office for signature by residents who wish to sign.
- 9.4 Form for Request of Corporation Records: This form was drafted by John Hardie and was approved by the Board.

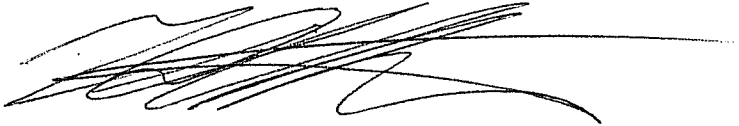
MOVED BY Frank Delling
SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

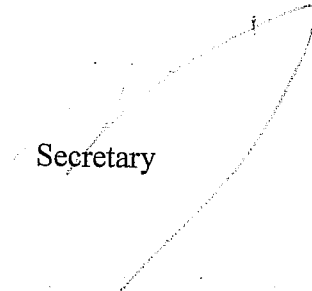
11. Adjournment

The meeting was adjourned at 8:55 p.m.

Next Meeting: The next regular Board meeting date will be determined.

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President

A handwritten signature in black ink, featuring a large, sweeping loop that extends upwards and to the right.

Secretary