

**YORK CONDOMINIUM CORPORATION NO.323**

Minutes of the Board of Directors Meeting

Wednesday, March 23, 2011

Present:	Jock Galloway	President
	Bill Henderson	Vice President
	Ed Leies	Treasurer
	Sean Cumming	Secretary
	Frank Delling	Director
By invitation:	Isan Murat	Property Manager, Brookfield
	Holly Price	Minute-taker

**OPENING OF THE MEETING**

There being a quorum present, Jock Galloway called the meeting to order at 6:35 pm.

**1.0 APPROVAL OF MINUTES**

1.1 The Board reviewed the Minutes of the Board meeting held on February 23, 2011. It was resolved to approve the Minutes of the February 23, 2011 meeting as amended.

MOVED BY	Jock Galloway
SECONDED BY	Frank Delling

The motion was CARRIED: four in favour. Ed Leies voted against.

**2.0 APPROVAL OF FINANCIAL STATEMENTS**

2.1 The Board tabled the financial statement for the month ending February 28, 2011. It was resolved to review it at the next meeting.

MOVED BY	Sean Cumming
SECONDED BY	Frank Delling

All were in favour and the motion was CARRIED.

**3.0 MANAGEMENT REPORT**

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Isan Murat presented the Report.

### 3.1 MATTERS ARISING FROM PAST MINUTES

3.1.1 Engineering Services: The agreement with Bélanger Engineering is in process.

3.1.2 Locker Door Handles: Thirty handles have been ordered from H&S Building Supply and should arrive in late April.

### 3.2 CONTRACTS AND PROPOSALS

3.2.1 Budget 2011-2012: The revenue and expenditures statement for the coming year were reviewed.

Since there is a surplus of funds from previous years it was resolved that there should not be an increase in the Common Expense Contribution for the 2011-2012 Financial Year

MOVED BY Sean Cumming  
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

A review and approval of the Final Budget will be held by the Board on April 6 at 6:30 pm.

3.2.2 There was some discussion about landscaping cost and it was agreed by the majority of the board that the budget for this item not be reduced.

There is no board member currently assigned to liaise with the garden committee and it was resolved that this will be Bill Henderson and he will ask the committee for an estimate of landscaping costs for this summer.

MOVED BY Sean Cumming  
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

3.2.3 Insurance Renewal: The building valuation has to be updated later this year by an independent company. Isan will get insurance quotes from two other companies based on the existing valuation report to enable the Board to make a decision at April 6 2011 meeting.

3.2.4 Garage Door Preventive Maintenance Contract: It was resolved that the contract with Dodds for 6 visits per year be accepted.

MOVED BY Sean Cumming  
SECONDED BY Frank Delling

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All were in favour and the motion was CARRIED.

3.2.5 Installation of New Video Camera: It was resolved that quotes for a security system for all building entrances be arranged.

MOVED BY Jock Galloway  
SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

3.2.6 Calibration of Carbon Monoxide Sensor: Two quotes were obtained for this. It was resolved that the calibration for this year be done by Startech Industries for the 16 sensors.

MOVED BY Sean Cumming  
SECONDED BY Jock Galloway

All were in favour and the motion was CARRIED.

3.2.7 Energy Audits: Two audits have been received and Board members will meet separately to discuss these.

### 3.3 ITEMS COMPLETED

3.3.1 Sealing of A/C Drip Pans: Work has been completed on 108 drip pans. Isan advised that the remaining units. It was resolved that the remaining 287 drip pans be.

MOVED BY Ed Leies  
SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

### 4.0 OTHER MATTERS FOR DISCUSSION

4.1 Financial Policy: The final draft will be reviewed at a separate meeting on April 6.

4.2 Meet the Board: Bill Henderson presented notes which were reviewed.

4.3 Health and Safety Committee: This committee has proposed a new by-law which would make the building non-smoking except for current resident smokers. New residents would be subject to the non-smoking by-law. This proposed by-law would need 51% of owners approving it to pass. The board considered this proposal and Sean will take their thoughts back to the committee.

4.5 Renovation Request: The request was approved as submitted.

**5.0 Adjournment**

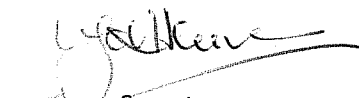
The meeting was adjourned at 10 p.m.

**Next meeting: Wednesday, April 20, 2011, 6:30 pm.**

**Special Meeting to Approve the Budget: Wednesday, April 6, 2011 at 6.30 pm**



President



Secretary  
(V.P. FOR SECRETARY)