

YORK CONDOMINIUM CORPORATION 323
Minutes of the Board of Directors Meeting
Monday, March 3, 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 January 23, 2014.

MOVED BY Jean Cormier
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 January 31, 2014.

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

3.2 Presentation and Discussion of Draft Budget: Further discussion is necessary.

3.3 Annual Contracts Review:

3.3.1 Annual Fire Alarm Inspection:
The Board approved the Lockwood Fire Protection contract for 2014.

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

3.3.2 Window Cleaning:

The Board approved the Excel Projects Window Cleaning.

MOVED BY Jean Cormier
SECONDED BY Gordon Hamilton
All were in favour and the motion was CARRIED.

3.3.3 Garage Cleaning:

The Board approved the Edifice Services garage cleaning contract for spring and fall 2014.

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

3.3.4 Carpet Cleaning:

The Board approved the Best Carpet Cleaning Services contract.

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

3.3.5 Garage Door Maintenance:

The Board approved the Dodds Garage Door Maintenance contract at 6 visits per year.

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

3.3.6 Kitchen Stack Flushing

The Board approved the Royal Plumbing contract for kitchen stack flushing.

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

3.3.7 Catch Basin Cleaning and Flushing:

The Board approved the Royal Plumbing contract for catch basin cleaning..

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

4. Matters Arising from Past Minutes

4.1 Building Envelope Project Updates:

4.1.1 Windows/Concrete Repairs: in process, completion delayed by weather.

4.1.2 Doors Project and General Meeting:

The Board approved in principle to move ahead with the replacement of the Balcony door assembly. Halsall to provide the specification and tender documents with a goal to complete the work this spring and summer.

MOVED BY Frank Delling

SECONDED BY Gordon Hamilton

All were in favour and the motion was CARRIED.

4.1.3 Panel Painting and Concrete Coating: The Board approved in principle the painting of the external balcony panels and the coating of the exposed concrete. Halsall to provide the specification and tender documents with a goal to complete the work this spring and summer.

MOVED BY Frank Delling

SECONDED BY John Hardie

All were in favour and the motion was CARRIED.

4.2 Emergency Generator Study: Specifications for tendering have been received and are being reviewed before tendering.

4.3 Kitchen Stack Problem: In progress.

4.4 Upcoming Green Box program: An assessment of the building will be done by the city. Isan has requested a presentation by the city for residents about the Green Box program.

5. Contracts and Proposals

5.1 Landscaping and Snow Removal Contract: Tenders will be presented at the next Board meeting.

5.2 Garage Floor Repair: A repair is necessary for a leak in the parking garage. The Board approved Matteo Renovation Ltd. to do this repair.

MOVED BY John Hardie

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

6. Items Completed

6.1 Garage Fans Encasement

6.2 Anchors Inspection

7. Committee Liaison Reports

7.1 HPGR Board: YCC435 has no objections to the placement of the new generator on the old shuffle board located on the south west corner.

7.2 Meet the Board Report: Gordon and John reported; responses have been made about issues raised at the meeting.

7.3 Communication Committee:

7.3.1 Communication Strategy – the strategy document was deferred to the next Board meeting.

7.3.2 Board Member Orientation Package Update: Completed.

7.4 Energy Committee: No current action by the Board is required.

7.4.1 Light Replacement Program: All elevator lobby bulbs are now replaced. Other areas are in process.

7.5 Health and Safety Committee:

7.5.1 Provision for residents experiencing health issues: The committee feels strongly that personal health issues are a private matter and are subject to various legal statutes and not open to intervention by third parties. The committee is proposing to arrange a series of seminars/workshops centered on health and wellbeing. The Board requested Isan to canvass all residents in order to update their contact information.

7.6 Neighbours Committee: There was a good response to the interest survey; especially, the tour of renovated units. Plans are being made for a tour next fall. Discussion about a hobby/craft show is in progress.

7.7 Landscaping Committee:

7.7.1 South Side Phase Two Landscaping Proposal: A more detailed presentation of the project will be made at the next Board meeting.

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

7.9 Common Area Redesign Project:

7.9.1 The Board approved that the Common Area Redesign Project Team hire a project manager for the lobby renovation.

7.9.2 The Project Team will present two lobby decor options to the residents for their consideration.

7.9.3 The Board moved to appoint an on owner to the Project Team for Phase Two of the Common Area Redesign Project.

MOVED BY Fern Stimpson

SECONDED BY Gordon Hamilton

All were in favour and the motion was CARRIED.

7.10 Grenadier Square Development: The Etobicoke York Community Council voted unanimously in opposition to the Grenadier Square Development proposal. Toronto City Council will vote to accept or refuse the proposed development on March 20th followed by the meeting of the OMB (Ontario Municipal Board) to review the developer's appeal on March 21st. Additional information about location and attending meetings will be posted.

7.10.1 Payment Request: More details will be provided by the urban planner/designer regarding payment for services to date. Once the information is submitted, a request for payment will be made to the Board.

7.10.2 The Board commends Jean Cormier and Judy Love for all the work they have done on the Grenadier Development proposal.

8. Review of Action Item List

9. Other Matters

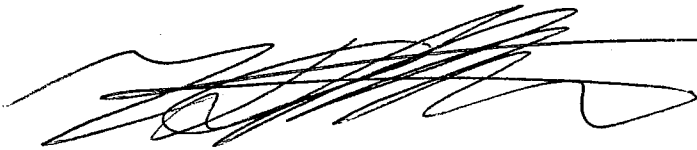
9.1 Renovation Requests: The Board approved both proposals.

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

10. Adjournment

The meeting was adjourned at 4:00 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, March 27 at 1:00 pm.**



President



Secretary