

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, May 22, 2014

Present: Jean Cormier
Frank Delling
Gordon 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 April 24, 2014.

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

3. Approval of Financial Statements

3.1 The Board reviewed and accepted the unaudited Financial Statements for the period ending April 30, 2014.

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

3.2 The Board reviewed and approved the Auditor Letter of Engagement from Tapp and Company for YCC 323 and for YCC 323 part of HPGR (High Park Green Recreation).

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 Building Envelope Project Updates:

4.1.1 Windows/Concrete Repairs: Work is completed.

4.1.2 Doors Project: The Board reviewed the proposal and will ask Halsall to prepare the specifications and tender documentation for this project.

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

4.1.3.1 The Board reviewed and approved the replacement of the balcony windows as well as doors in units 03, 04, 05 and 06 because the single unit door/window replacement will provide a better seal for leakage issues, and structural integrity.

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

4.2 Emergency Generator Tender: Tenders are requested.

5. Contracts and Proposals

5.1 Project Management Services for Lobby Renovation: The Board approved the payment of 35% of the project management fee.

MOVED BY Fern Stimpson
SECONDED BY Gordon Hamilton
All were in favour and the motion was CARRIED.

5.2 Replacement of the Heating Boiler Infrared Sensor: The Board approved the emergency work done by Prestige Mechanical.

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

5.3 Halsall Agreement for Professional Services / Exterior Painting and Coating Tender: The Board approved this agreement.

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

5.4 Halsall Agreement for Professional Services / Balcony Door Replacement Tender: The Board approved this agreement

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

6. Items Completed

- 6.1 Fan Coil Maintenance
- 6.2 Carpet Cleaning

7. Committee Liaison Reports

- 7.1 HPGR Board: There will be a meeting on June 23, 2014.
- 7.2 Meet the Board Report: Communication strategies were presented with a focus on the Landscaping Committee. The meeting was well attended with positive feedback.
- 7.3 Communication Committee: No current action by the Board is required.
- 7.4 Energy Committee: No current action by the Board is required.
- 7.5 Health and Safety Committee: The Fall Prevention Workshop will be held May 28th from 2:00 to 4:00 p.m. in the Meeting Room. In association with Silver Circle, Etobicoke Social Services will start senior fitness classes in June.
- 7.6 Neighbours Committee: Plans for The renovation tour in the Fall are under discussion with owners wishing to show their units. A reception for new owners will be held on June 5th in the meeting room.
- 7.7 Landscaping Committee: No current action by the Board is required.
- 7.8 Lobby Committee: No current action by the Board is required.
- 7.9 Common Area Redesign Project: The project manager is currently tendering the contract for the renovation.
- 7.10 Grenadier Square Development OMB Pre-Hearing: Preparations are underway to maximize the effectiveness of presentations on June 6, 2014.

8. Review of Action Item List:

9. Other Matters

- 9.1 Renovation Request: Approved

10. Adjournment

The meeting was adjourned at 4:25 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, June 26 at 1:00 pm in the Games Room.**

President



Secretary

