

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, January 24, 2019

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| Present: | Elizabeth Bihl | President |
| | John Hardie | Secretary |
| | Gary Legault | Treasurer |
| | Brian MacDonald | Vice President |

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| Regrets: | Bojan Grbic | Director |
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| By invitation: | Isan Murat | Property Manager, Crossbridge |
| | Holly Price | Minute-taker |

OPENING OF THE MEETING

There being a quorum present, Elizabeth Bihl called the meeting to order at 1:14 p.m.

1. Review and Acceptance of Agenda: The Board reviewed and approved the agenda.

2. Approval of Minutes:

2.1 The Board reviewed and approved the amended Minutes from December 13, 2018

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| MOVED BY | Gary Legault |
| SECONDED BY | Elizabeth Bihl |

All were in favour and the motion was CARRIED.

3. Approval of Financial Statements

3.1 The Board reviewed and approved the Financial Statement for the month of December 31, 2018.

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| MOVED BY | Gary Legault |
| SECONDED BY | Brian MacDonald |

All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 Replace Garage Light with LED: In progress.

4.2 Corner Units Window Replacement: Will be done in the spring.

5. Contracts and Proposals

5.1 Elevator Contract: The Board made a decision to go with True Canadian
. Isan will negotiate this and report to the Board.

5.2 HVAC Contract: The Board agreed to enter a contract with Complete Energy Solutions (CES) as of May 1, 2019. Their proposal, for Mechanical and Chiller maintenance combined

MOVED BY Gary Legault
SECONDED BY John Hardie
All were in favour and the motion was CARRIED.

5.3 Replace Garage Exit Door: The Board accepted a quote from Metro Hardware to fix the door by the garage door . Work to be completed as soon as possible.

MOVED BY Gary Legault
SECONDED BY Brian MacDonald
All were in favour and the motion was CARRIED.

5.4 Replace Monitor in Elevator 1: In progress

5.5 Install Fan in Gym: The Board agreed that Isan should have this installed by Indoor Air Maintenance

5.6 Cleaning Air Make Up Shaft and Pressurize the Building: The Board agreed that this maintenance contract be awarded to Indoor Air Maintenance
Timing of the work to be negotiated by Isan.

MOVED BY Brian MacDonald
SECONDED BY Gary Legault
All were in favour and the motion was CARRIED.

5.7 P3 Parking Sprinkler Pipe Insulation: Isan will solicit more quotes for this work.

5.8 Insurance appraisal: The Board agreed to approve the expense for Stry
Appraisal to complete an insurance appraisal.

5.9 Renew Management Contract: The auditor confirmed the fee increase did not constitute entering in to a new contract, thus three quotes were not required. The Board approved the fee adjustment to 3 years effective May 1, 2019 .

MOVED BY Gary Legault
SECONDED BY Brian MacDonald
All were in favour and the motion was CARRIED.

6. Items Completed:**7. Committee Liaison Reports:**

- 7.1 HPGR: There will be a meeting March 4.
- 7.2 Communication Committee: No current action is required.
- 7.3 Health and Safety Committee (Ad hoc): No current action is required.
- 7.4 Neighbours Committee: No current action is required.
- 7.5 Energy and Recycling Committee (Ad hoc committee): No current action is required.
- 7.6 Landscaping Committee: No current action is required.
- 7.7 Construction Committee (GSCMC): Bojan is monitoring this.
- 7.8 Art Gallery 50: There was a successful photo exhibit, and the next one will be works by the late Lynne Ritchie.

8. Review of Action Item List: The list was reviewed.**9. New Condominium Act Update:** Isan will update the Board next meeting.**10. Meet the Board report:** All issues were considered and dealt with when possible, and responses will be sent.**11. Other Matters:**

- 11.1 Email : A response will be communicated.
- 11.2 Elevator Incidents: These are an argument for changing elevator maintenance companies.
- 11.3 Management Office Hours: The Board agreed that Isan can change his office hours to 10-6.
- 11.4 Lynne Ritchie: A memorial is being planned for the meeting room. The reception will be by invitation..

12. Adjournment: The meeting was adjourned at 4:48 p.m.

Next Meeting: The next Board meeting will be Thursday, February 28 at 2 pm.

President

Secretary