

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, January 25, 2018

Present: Elizabeth Bihl President  
Bojan Grbic Vice President  
John Hardie Secretary  
Gary Legault Treasurer  
Brian MacDonald Director

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 2:15 p.m.

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

**2. Approval of Minutes:**

2.1 The Board reviewed and approved the Minutes from December 14, 2017.

MOVED BY John Hardie  
SECONDED BY Bojan Grbic

All who were there 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, 2017.

MOVED BY Gary Legault  
SECONDED BY John Hardie

All were in favour and the motion was CARRIED.

3.2 Preliminary Budget Items: Discussion

**4. Matters Arising from Past Minutes**

4.1 West Windows Replacement: Windows will be replaced in the spring on the west side. Frame colours will require further discussion: Owners have a choice in color?

4.2 Elevator 5 Year Performance Testing: In progress.

4.3 Meeting Room Door Replacement: This will be done within a couple of months.

4.4 Proposed Change Room/Sauna Renovations: The Board approved the installation of new lighting for the women's sauna

MOVED BY Gary Legault

SECONDED BY Brian MacDonald

All were in favour and the motion was CARRIED.

## **5. Contracts and Proposals**

5.1 Extension of HVAC Contract: To accommodate budget calculations the vendor has agreed to extend the contract for 5 months to April 2019 with no increase in the monthly cost.

5.2 Monthly Fire Inspection: The Board has approved a contract with Lockwood Fire protection for monthly fire inspection and draining of drip drums.

MOVED BY John Hardie

SECONDED BY Bojan Grbic

All were in favour and the motion was CARRIED.

## **6. Items Completed**

6.1 Replace lights in Men's Sauna

## **7. Committee Liaison Reports:**

7.1 HPGR: A meeting is scheduled for March.

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. Concerns were expressed about the frequent and lengthy downtime of the e-panels in the elevators.

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): Residents will be encouraged to make formal complaints through City Hall (call 311) and providing management office with incident report number. This process will allow an orderly and historical record of problems encountered and any resolution(s) provided.

7.8 Library Committee (Ad hoc committee): No current action is required.

**8. Review of Action Item List:** The list was reviewed and revised.

**9. Other Matters:**

- 9.1 The Neighbours Committee is considering offering a volunteer service to residents that require assistance for health-related appointments. The committee has asked the board to review and approve a Waiver regarding potential claims. Protecting YCC323, it's officers, directors, employees and volunteers. A discussion related to legal responsibility and waivers led to the conclusion to keep the process at an informal level. Consequently the board declined to review and approve the Waiver.
- 9.2 Discussion of new condo act – The rules and regulations for the new Act are constantly being updated. An agenda item will be included each month to review changes and, if needed, procedures will be modified. A new provision requires Board Directors to take mandatory training. The property manager will insure registration is filed to allow the Directors to begin the training syllabus.
- 9.3 Party Room: There is some basic housekeeping duties to be completed (dishes, pots and pans) and a safety review on free hanging blind cords.
- 9.4 Meet the Board report: All issues were addressed, and responses made accordingly.
- 9.5 Art for the Meeting Room: In progress.

#### **10. Correspondence:**

- 10.1 Request for Records: approved for release after review by the Treasurer.
- 10.2 Letter about balcony painting: With the coming of Spring, a determined approach will be made to have all unpainted units painted.
- 10.3 Power outlets - electric vehicles: Bojan will monitor the Province of Ontario's progress of policies being developed for of installing electrical power stations for electric vehicles. When required Bojan to set up a Task Force to develop an implementation approach for YCC323.

All letters and/or emails were addressed, and responses made accordingly.

**11. Adjournment:** The meeting was adjourned at 5 p.m.

**Next Meeting:** The next Board meeting will be held **Monday March 5, 2018 at 2 pm.**

President

Secretary