

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, July 26, 2018

Present:	Elizabeth Bihl	President
	John Hardie	Secretary
	Gary Legault	Treasurer
	Brian MacDonald	Vice President
Regrets	Bojan Grbic	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 2:05 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 amended Minutes from June 24, 2018

MOVED BY            John Hardie  
SECONDED BY        Brian MacDonald  
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 June 30, 2018.

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

3.2 The Board reviewed and approved the Year End Statement for the year 2017-2018.

MOVED BY            Gary Legault  
SECONDED BY        Elizabeth Bihl  
All were in favour and the motion was CARRIED.

**4. Matters Arising from Past Minutes**

4.1 West Windows Replacement: Nearing Completion; final inspection scheduled for July 30th

4.2 Meeting Room Door Replacement: Will be done soon

## 5. Contracts and Proposals

5.1 Replace Garage Light with LED: The Board approved the proposal from Luminex to replace all the garage lights with LED lights at a cost of 23,457.22 plus HST. Price excludes rebate of \$2,770.

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

## 6. Items Completed

6.1 Generator Test

## 7. Committee Liaison Reports:

7.1 HPGR: There was a meeting of that board and there will be a new solar blanket on the pool.

7.2 Communication Committee: No current action is required. Review of documentation under which the committee operates was reviewed. No major adjustments were requested. Digital board in elevator 2 will require replacement very shortly.

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): No current action is required.

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

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

9. **New Condominium Act Update:** Isan updated the Board about issues.

10. **Meet the Board report:**

11. **Other Matters:**

11.1 In Camera Meeting -

11.2 Emails and Letters were all dealt with.

The Board approved a maximum cost of 2,300 plus HST for Pinchin Environmental to test a unit for possible mold contamination and, if present, determine source of problem.

MOVED BY Elizabeth Bihl  
SECONDED BY Brian MacDonald

All were in favour and the motion was CARRIED.

11.3 Renovation Request: requests were approved

11.4 Superintendent:

11.5

11.6 Search for new Assistant Superintendent – Isan will start this process.

11.7 Annual General Meeting: One director position will be open at the next meeting. Gary Legault is willing to stand for reelection.

11.8 Isan will be on vacation from Sept 4 to 19 and David Cekani will be filling in part-time.

11.9 Bike room expansion – the Board is assessing possible spaces for expanding bike storage or relocating YCC 323 archives.

**12. Adjournment:** The meeting was adjourned at 4:10 p.m.

**Next Meeting:** The next Board meeting will be **Thursday, August 23 at 2 pm.**

President

Secretary

Redacted