

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, March 22, 2018

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

Regrets:           Elizabeth Bihl          President

By invitation:    Isan Murat            Property Manager, Crossbridge  
                  Holly Price           Minute-taker

**OPENING OF THE MEETING**

There being a quorum present, Brian MacDonald 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 March 5, 2018.

                  MOVED BY           John Hardie  
                  SECONDED BY        Gary Legault

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 February 28, 2018.

                  MOVED BY           Gary Legault  
                  SECONDED BY        John Hardie

All were in favour and the motion was CARRIED.

3.2 Reserve Budget: Gary Legault presented this for discussion and provided answers to the Board to their satisfaction.

**4. Matters Arising from Past Minutes**

4.1 West Windows Replacement: This project will begin soon.

4.2 Meeting Room Door Replacement: This is scheduled for completion once the window project begins in mid-April.

4.3 Replace countertop in sauna: completed

4.4 Replace the DSC Fire Communication with GSM-ULC: completed with minor problems to be corrected and verified with the external monitoring station.

4.5 Landscaping: The Landscaping committee and the landscaper have made proposals for the south garden on Gothic at Quebec. Due to the construction across the street, there was Board agreement to limit landscaping on the land between the parking area and the street. The Board agreed with the proposal for the south garden

MOVED BY Gary Legault

SECONDED BY Bojan Grbic

All were in favour and the motion was CARRIED.

## 5. Contracts and Proposals

5.1 Insurance Renewal: The Board agreed to a proposal by Atrens-Council Insurance Brokers to renew general building coverage . Legal expense insurance will be increased

MOVED BY Bojan Grbic

SECONDED BY Brian MacDonald

All were in favour and the motion was CARRIED.

5.2 Replace Sprinkler Air Compressor: The Board approved a contract with Lockwood Fire to replace the Sprinkler Air Compressor .

MOVED BY Gary Legault

SECONDED BY Bojan Grbic

All were in favour and the motion was CARRIED.

5.3 Replace P2 Sump Pump: The Board approved hiring Prestige Mechanical to replace one failing P2 sump pump

MOVED BY Gary Legault

SECONDED BY Brian MacDonald

All were in favour and the motion was CARRIED.

## 6. Items Completed

6.1 Elevator 5-year performance testing: completed.

## 7. Committee Liaison Reports:

7.1 HPGR: No current action is required.

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: See 4.5 above.

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 on issues arising from the implementation of the new Act – Prescribed Proxy Form.

**10. Meet the Board report:** There will be a meeting in April.

**11. Other Matters:**

11.1 Art Selection for Meeting Room and Gym: Ideas for art selection were discussed.

The Board agreed that residents will have an opportunity to apply for one of three positions to be available on the art selection committee. Information to be distributed in April.

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

**Next Meeting:** The Budget presentation meeting for owners will be **Thursday April 26, 2018 at 7 pm.** The next Board meeting will be **Thursday, April 19 at 2 pm.**

President

Secretary