

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Monday, March 5, 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
David Cekani Area Manager, Crossbridge
Sean Cumming Consulting Lawyer (in-house)
Holly Price Minute-taker

OPENING OF THE MEETING

There being a quorum present, Elizabeth Bihl called the meeting to order at 2:03 p.m.

At the start of the meeting, Sean Cumming gave opinions on a couple of items that will be noted in the minutes below.

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 January 31, 2018.

MOVED BY John Hardie

SECONDED BY Bojan Grbic

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 January 31, 2018.

MOVED BY Gary Legault

SECONDED BY Elizabeth Bihl

All were in favour and the motion was CARRIED.

3.2 Budget 2018-2019 draft: Gary Legault presented this for discussion. The Board approved the budget as presented.

MOVED BY Bojan Grbic
SECONDED BY Brian MacDonald
All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

- 4.1 West Windows Replacement: This work will start in April.
- 4.2 Meeting Room Door Replacement: This will be rescheduled.

5. Contracts and Proposals

- 5.1 Replace DSC Fire Communication with GSM-ULC: The Board approved hiring Protocom/E&G Alarm to replace the existing system with a GSM-ULC telephone system

MOVED BY Gary Legault
SECONDED BY Bojan Grbic
All were in favour and the motion was CARRIED.

- 5.2 Dry Sprinkler System Flashing: The Board approved hiring Lockwood Fire to do flashing on all the dry sprinkler pipes

MOVED BY Bojan Grbic
SECONDED BY John Hardie
All were in favour and the motion was CARRIED.

- 5.3 Install Automatic Doors in Sauna: This is in progress. The Board approved the replacement of the toilets in both saunas.

- 5.4 Replace Countertops in saunas: The Board approved the replacement of the countertops in both saunas

MOVED BY Elizabeth Bihl
SECONDED BY Bojan Grbic
All were in favour and the motion was CARRIED.

6. Items Completed

- 6.1 Replace lights in Women's Sauna
- 6.2 Elevator 5-year performance testing
- 6.3 Dry Sprinkler System Flashing

7. Committee Liaison Reports:

- 7.1 HPGR: A meeting was held recently at which the HPGR budget was approved.

7.2 Communication Committee: *What's Happening* for March circulated.

7.3 Health and Safety Committee (Ad hoc): No current action is required.

7.4 Neighbours Committee:

The Neighbours Committee has discussed a coordinating service for volunteer drivers and residents. A requirement for a legal waiver, discussed previously, was drafted by our in-house legal advisor. It was clarified this was at the request of the committee and not a legal requirement. The Board agreed this service is very good initiative and should be encouraged. The waiver document, however, is not required.

7.5 Energy and Recycling Committee (Ad hoc committee): No current action is required.

7.6 Landscaping Committee: The landscaper's suggestions for the Gothic side were discussed and feedback was given to Gary to be considered by the committee. The Board agreed with the suggested landscaping on Quebec Avenue provided favourable responses by the landscaper on the possible negative effect of the construction across the street.

MOVED BY Elizabeth Bihl

SECONDED BY Bojan Grbic

All were in favour and the motion was CARRIED.

7.7 Construction Committee (GSCMC): Instructions to be provided on the suggested process to follow to register lodge concerns on construction disruptions to our residents.

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

7.9 Art for the Meeting Room: Report circulated for further review and discussion.

7.10 New Condominium Act: No current action required.

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

9. Meet the Board report: Report presented, and concerns expressed have been attended to or are being taken into consideration.

10. Other Matters:

10.1 Fire Department Inspection: A mandatory fire department inspection has been scheduled for March.

11. Correspondence:

11.1 Letter from a townhouse on Gothic: The Board approved the restoration of the land and driveway adjacent to the common area at 27 Gothic. [Result of City of Toronto removing damaged tree]

MOVED BY Bojan Grbic

SECONDED BY Brian MacDonald

All were in favour and the motion was CARRIED.

11.2 Query re: PIC form circulated. Gary to communicate with homeowner.

12. Adjournment: The meeting was adjourned at 5:10 p.m.

Next Meeting: The next Board meeting will be held Thursday **March 22, 2018 at 2 pm.**

President

Secretary