

YORK CONDOMINIUM CORPORATION 323
Minutes of the Board of Directors Meeting
Tuesday, September 25, 2018

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

By invitation: Isan Murat Property Manager, Crossbridge

OPENING OF THE MEETING

There being a quorum present, Elizabeth Bihl called the meeting to order at 2:08 p.m.

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

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

2. Approval of Minutes:

2.1 The Board reviewed and approved the amended Minutes from August 23, 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 August 2018.

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

4. Matters Arising from Past Minutes

4.1 Replace Garage Light with LED: With the approval of an Ontario Government grant (incentive), the project will commence in October. This will replace lighting fixtures with no

impact on the garage wiring. The time frame is 3 weeks and may affect parking arrangements to allow access to the ceiling – one day maximum.

4.2 Meeting Room Door Replacement: Has been replaced. Minor adjustments required and application of window covering (privacy).

4.3 Corner Unit Window Replacement: Contract has been completed with the work scheduled for Spring, 2019. Engineer will measure random units in the building to assure window specifications are correct.

4. Booster Pumps Replacement: Toronto Hydro has approved the project and work has started.

5. Contracts and Proposals

No contracts or proposals are pending.

6. Items Completed

6.1 Annual Fire Inspection: Lockwood Fire Protection completed the inspection on August 28th.

7. Committee Liaison Reports:

7.1 HPGR: The joint board will address in 2019 adding additional chairs for the pool deck; repairs to the tennis court; improving tennis court wind blocks; repair/straighten fencing and adding sun block screening to the pool area.

7.2 Communication Committee: To review limiting access to website documents through password control measures.

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

7.4 Neighbours Committee: Fall/winter programs have begun.

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): Major outside activity is almost complete. The committee will be dormant with Bojan Grbic monitoring activities.

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

7.9 Art Committee: "Gallery50" will be in place for the Annual General Meeting displaying works from various resident artists.

8. **Review of Action Item List:** The list was reviewed. Replacing booster pumps project was removed as project has commenced.

9. **New Condominium Act Update:** No new information of importance was presented for discussion.

10. **Meet the Board report:** With Annual General Meeting set for September 27th, no meeting was planned.

11. Other Matters:

11.1 Insurance claim related to legal fees incurred was declined. All related correspondence was reviewed.

11.2 Emails and Letters: These were all dealt with.

11.3 Window Replacement Project: Request for minor repairs or comments on the project will be sent to all 04 and 06 units. This will provide an audit trail for problems and provide insight into avoiding problems in the next phase.

11.4 To improve the safety of entering and exiting the parking garage, the introduction of warning system at the door was discussed (red/green light). It was also recommended that all drivers roll down their windows when entering or exiting.

12. Adjournment: The meeting was adjourned at 5:02 p.m.

Next Meeting: The next Board meeting will be **Thursday, October 25 at 2 pm.**

President

Secretary