

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, May 24, 2018

Present: Elisabeth Bihl President
 Bojan Grbic Director
 Gary Legault Treasurer
 Brian MacDonald Vice-President
Regrets John Hardie Secretary
By invitation: Isan Murat Property Manager, Crossbridge
 Wendy Weaver Recording Secretary

OPENING OF THE MEETING

There being a quorum present, Elisabeth Bihl called the meeting to order at 3:30 p.m.

1. Review and Acceptance of Agenda:

1.1 The Board reviewed and approved the amended agenda.

2. Approval of Minutes:

2.1 The Board reviewed and approved Minutes from April 24, 2018.

 MOVED BY Brian MacDonald, acting secretary
 SECONDED BY Elisabeth Bihl

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 April, 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 The Board met with the windows replacement contractor (Aluminum Window Design (AWD) today and confirmed that the project is expected to start on June 18th. An information presentation for owners being immediately affected (suites ending in 04 and 06) will be held in the meeting room on June 5 at 7:00 pm; the chair of the info session will be VP Brian MacDonald. Board members of the YCC will also be in attendance. The info session will replace the usual "Meet the Board" meeting for the month. An information sheet on preparations required for the new window installation will be delivered to each of the owners.

4.2 Meeting Room Door Replacement: The Exterior door to the Meeting Room will be replaced during the work mentioned above.

5. Contracts and Proposals

- 5.1 All items of work listed for the months have been completed. New proposals in discussion are progressing and will be updated at the next Board meeting. Cost estimates are being sought for painting the walls and replacing floor tiles in the male and female saunas.

6. Items Completed and Planned for the coming month

- 6.1 Replace mirrors in sauna
- 6.2 Install automatic door Closer in saunas
- 6.3 Window washing
- 6.4 Garage Washing
- 6.5 Kitchen Stacks Cleaning
- 6.6 Carpet Cleaning
- 6.7 Cleaning of the windows of the Town Houses, once per year
- 6.8 Prepare to open the pool, Saturday, June 2
- 6.9 An analysis of YCC323 Chiller to be conducted by Hydro program will take place in June for potential replacement along with new thermostats as our software dates from 2004.

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: Proposal that the schedule for meeting room be posted on the meeting room entrance door and/or on the electronic screen adjacent to the Manager's Office. Residents of 50 Quebec for ongoing/recurring programs have priority for booking the Meeting Room.

MOVED BY Elisabeth Bihl

SECONDED BY Brian MacDonald

All were in favour and the motion was CARRIED

Blackout curtains for the East window and door were discussed. Proper hanging is not readily available.

Energy and Recycling Committee (Ad hoc committee): Liaison Change, Brian MacDonald replaces Bojan Grbic

- 7.5 Landscaping Committee: No current action is required.
- 7.6 Construction Committee (GSCMC): Liaison Change, Bojan Grbic replaces Brian MacDonald
- 7.7 Library Committee (Ad hoc committee): Suggested purchase of a magazine rack
- 7.9 Artwork (Ad hoc committee): A quote from professional Art Hanging company for purchase and installation of a hanging system (cables and hooks) was presented. It would allow for multi-use hanging for potential exhibitions. Two additional quotes will be

obtained. A brainstorming meeting with several residents is planned on May 30th to establish an arts committee and identify next steps forward.

8. Review of Action Item List:

8.1 The list will be reviewed at a future meeting

9. New Condominium Act Update:

9.1 The new Proxy Form, for use at the AGM, is now established and in use, as of May 10, 2018

10. Meet the Board report:

10.1 General Budget Meeting in May provided participants the opportunity to receive updates. The next Meet the Board meeting scheduled for June 5, will be replaced to hold an Information session to the owners of 04 and 06 suites regarding the Windows Replacement.

11. Other Matters:

11.1 Landscaping proposal for TH 63: The board reviewed and approved the proposal subject to receipt by the board of City of Toronto Approval

MOVED BY Gary Legault

SECONDED BY Bojan Grbic

All were in favour and the motion CARRIED

11.2 Garage Door: Board reviewed the incident. Response will be submitted to the affected unit owner for further clarification.

11.3 Hydro Presentation: Based on the information presented to the Board by Toronto Hydro to cover 50% of the costs, it was agreed to proceed with the replacement to the Booster pumps. The Board will proceed to add VFD (Variable Frequency Drives) on existing circulation pumps, 100% to be paid by Toronto Hydro.

11.4 The Board agreed to review Garage, hallway and stairwell lighting based on information provided by Toronto Hydro. Adjustments to the Reserve Study will be considered e.g. rescheduling projects to take advantage of subsidies provided by local authorities.

12. Adjournment:

12.1 The meeting was adjourned at 5:45 p.m.

12.2 The next Board Meeting will be Thursday, June 28th at 2PM

President

Secretary