

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Tuesday, November 20, 2018

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

Regrets: John Hardie Secretary

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 1:05 p.m.

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

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

2. Approval of Minutes:

2.1. The Board appointed Brian MacDonald as interim secretary for this meeting.

2.2. The Board reviewed and approved the amended Minutes from October 25, 2018

MOVED BY Brian MacDonald
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 October 31, 2018.

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

3.2. Reserve Fund Study: Gary Legault reviewed the reserve fund for the Board's information.

4. Matters Arising from Past Minutes

- 4.1. Replace Garage Light with LED: In progress. This led to a discussion about pedestrians moving between P3 and P2 and their safety. Railings and colored lights were mentioned as things to consider in the next fiscal year.
- 4.2. Corner Units Window Replacement: Will be done in the spring.
- 4.3. Booster Pumps Replacement: Will be done in November and will require complete water shutdown.
- 4.4. Supply and Install Wall Mirror: This will be done in December.
- 4.5. Fire Annual Inspection Deficiencies: There are more deficiencies this year because there are new fire rules for high-rises and a lot of new inspectors. Lobby deficiency remedies will be done between now and May. Communications will be sent to residents about alerting Isan about faulty door closures to hallways from units, garbage rooms and stairways.

5. Contracts and Proposals

Purchase a refurbished treadmill: The Board agreed to the purchase of a refurbished treadmill from Dotmar Fitness Equipment

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

- 5.2. The Board approved the placement of sprinkler heads in the lobby , to be installed in May 2019 or earlier if required by the fire department.

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

6. Items Completed

- 6.1. Garage Cleaning

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: The Board expressed appreciation for the hard work done in preparation for Isan's birthday celebrations.
- 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): Bojan is monitoring this.

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

7.9. Art Committee: This committee is calling themselves Gallery 50 and they will put up a photography exhibition soon.

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

9. New Condominium Act Update: Isan will update the Board next meeting.

10. Meet the Board report: All issues were considered and dealt with when possible, and responses will be sent.

11. Other Matters:

11.1. Email : A response will be communicated.

11.2. Invoice from : This is being dealt with.

11.3. Request for cameras in parking area - a response was made to this request.

12. Adjournment: The meeting was adjourned at 3:30 p.m.

Next Meeting: The next Board meeting will be Thursday, December 13 at 2 pm.

President

Secretary