

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, December 18, 2014

Present: Frank Delling  
Gord Hamilton  
John Hardie  
Katy Paul-Chowdhury  
Fern Stimpson

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

**OPENING OF THE MEETING**

There being a quorum present, Fern Stimpson called the meeting to order at 1:04 p.m.

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

**2. Approval of Minutes**

2.1 The Board reviewed and approved the Minutes from October 24, 2014.

MOVED BY Gord Hamilton  
SECONDED BY Frank Delling  
All were in favour and the motion was CARRIED.

**3. Approval of Financial Statements**

3.1 The Board reviewed and accepted the Financial Statements for the period ending November 30, 2014.

MOVED BY John Hardie  
SECONDED BY Katy Paul-Chowdhury  
All were in favour and the motion was CARRIED.

**4. Matters Arising from Past Minutes**

- 4.1 Lobby Renewal Project: In progress.
- 4.2 Elevator Consultant/Thyssen Update: Received guarantees from Thyssen to address all deficiencies noted in the consultants review.

**5. Contracts and Proposals**

- 5.1 Emergency Generator Update: In progress.
- 5.2 Elia Associates Update: In progress.

5.3 Replace Wiring and Connectors in Boiler room: The Board approved hiring Babus Electric to update the wiring and connectors to the motors and pumps in the boiler room to meet new building codes at a cost of \$2,075.00 + HST.

MOVED BY            Frank Delling  
SECONDED BY        John Hardie  
All were in favour and the motion was CARRIED

5.4 Doors Project: Nine test doors were installed in nine residential units. A number of deficiencies were recorded and are being addressed and adjusted by Halsall.

## **6. Items Completed**

6.1 Carbon Monoxide Detectors: The installation of all hard wire detectors has been completed.

## **7. Committee Liaison Reports**

7.1 HPGR Board: No current action is required.

7.2 Meet the Board Report: There was no Meet the Board meeting this month.

7.3 Communication Committee: No current action is required.

7.3.1 Viewpoint 50: The recent publication was well received.

7.4 Energy Committee: No current action is required.

7.5 Health and Safety Committee: The Group Seniors Fitness Classes provided by ESS Support Services have been reduced to one set of classes per week; Thursdays between 1:30 and 3:30 pm

7.6 Neighbours Committee: The tour of renovations will be held in April.

7.7 Landscaping Committee: The committee is discussing plans for the replacement of the pine trees on the corner at Gothic Avenue, repairs needed for the garden retaining wall on Gothic Avenue, and the new generator area on the old shuffle board.

7.8 Library Committee: No current action is required.

7.9 Rules and Regulations Committee: Frank Delling and Sean Cumming will review the present rules and regulations in 2015.

**8. Review of Action Item List:** The action list was reviewed and updated.

## **9. Other Matters**

9.1 Seasonal party: The party held December 4th was well attended. The Board expressed appreciation to Isan and Radu for their assistance with the event.

9.2 Office Schedule for Holiday: The schedule was approved and will be posted.

9.3 Green Garbage Collection: The City of Toronto requires all apartment buildings to participate in the organic recycling program in 2015. Isan has requested a presentation to residents by city staff plus written information packages regarding the program. Further information about the implementation of the program will be communicated to all residents

## 10. Adjournment

The meeting was adjourned at 2:35 p.m.

**Next Meeting:** The next regular Board meeting will be held **Thursday, January 29th at 1:00 p.m. in the Games Room. Katy Paul-Chowdhury, Director, will chair the meeting.**

President

Secretary