

YORK CONDOMINIUM CORPORATION 323
Minutes of the Board of Directors Meeting
Thursday, November 22, 2012

Present: Frank Delling
John Hardie
Fern Stimpson

Regrets: Jean Cormier
Sean Cumming

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

OPENING OF THE MEETING

There being a quorum present, Frank Delling called the meeting to order at 6:37 pm.

1.0 Review and Acceptance of Agenda

2.0 Approval of the Minutes

2.1 The Board reviewed and approved the Minutes from October 22, 2012 with a couple of amendments.

MOVED BY Fern Stimpson
SECONDED BY John Hardie

All were in favour and the motion was CARRIED.

3.0 Approval of the Financial Statements

3.1 The Board reviewed and accepted the Financial Statements for October 31, 2012.

MOVED BY John Hardie
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

4.0 Matters Arising from Past Minutes

4.1 Building Envelope Project Updates: Frank had a meeting with the Jake Smith, the engineer from Halsall, who gave an informal report on his findings so far, and would like more detailed tests for leaks. Meanwhile, interim leakage repairs will be done.

4.2 Procurement Management Review Findings: To be discussed at the next meeting.

4.3 Cyclists/Skateboards: When the security guard was here, they did not come around. Now that there is no security, they are back and harassing drivers around the building. Isan called the police today but they did not come. Marsha Melnick will take Radu's photos of the boys to their high school principal. Isan will look into putting bumpers on the paving stones that attract the skateboarders.

4.4 Elevator Guarding: ThyssenKrup will do this work in late December.

4.5 Generator Fuel Inspection: An inspector is coming in a few days to do this inspection and advise about the re-routing of the pipes so that quotes can be obtained.

5.0 Contracts and Proposals

5.1 Fan Coil Unit Refurbishment: At the current rate, the work will be finished by the end of December with a few days out for the holidays.

6.0 Items completed

6.1 Window Cleaning

7.0 Committee Liaison Reports

7.1 HPGR Board: There will be a meeting soon.

7.2 Meet the Board Report: No action required.

7.3 Common Area Renovation Project: Fern reported that there are now five people on the committee, and input from others will be collected in other ways. The committee composition and terms of reference will be posted with the next board minute posting.

7.4 Communication and Website Committee: The website has been updated. John suggested that we get internet access in the library so that people can use their laptops there. John and Isan will investigate this.

7.5 Energy Committee: No current action

7.6 Health and Safety Committee: No current action

7.7 Landscaping Committee: No current action

7.8 Lobby Committee: No current action

7.9 Policy Committee: No current action

8.0 Review of Action List:

8.1 The action list was reviewed and updated.

9.0 Other Matters for Discussion

9.1 Parking Rental: There has been a request from a resident to rent a parking spot to a non-resident. It was agreed that this might be possible if the renters are given a fob set up just to open the garage door. There also has to be contact information about these renters given to the management office. The

request was approved on a trial basis for one specific instance, pending a full review of the rule governing parking.

MOVED BY Fern Stimpson
SECONDED BY John Hardie

All were in favour and the motion was CARRIED.

9.2 Noxious fumes: The smell from the chute chemicals are not escaping naturally and are obvious in some units, especially in summer. In early spring Isan will investigate possibilities for remediation.

9.3 Letter from a resident: This has been resolved but John will follow up to make sure.

9.4 Letter from a resident: Some sauna issues are being resolved by Isan as fast as possible. Isan will tell people who are using lockers overnight to clear out their things and leave the lockers for temporary use while in the sauna. Fern will draft a response saying that repairs are being made and other suggestions are being forwarded to the Common Area Renovation group.

9.5 Letter from 100 Quebec: Sean and Fern agree that YCC 323 will not respond to this issue as it is an issue for YCC 435.

9.6 Gas Consumption: Frank suggested that Isan do regular meter readings so gas consumption can be tracked.

9.7 Approval of floor replacement: A resident wants to put in hardwood flooring and the plan meets the building's requirements.


MOVED BY Fern Stimpson
SECONDED BY Frank Delling

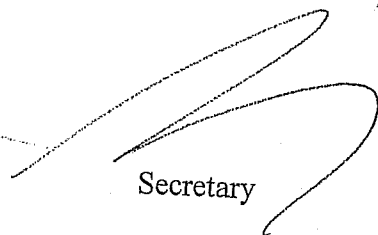
All were in favour and the motion was CARRIED.

12.0 Adjournment

The meeting was adjourned at 8:45 p.m.

Next Meeting: The next regular Board meeting will be on **Thursday, January 10 at 6:30 pm.**


President


Secretary