

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, November 27, 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, John Hardie called the meeting to order at 12 noon.

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 Fern Stimpson
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 October 31, 2014.

MOVED BY John Hardie
SECONDED BY Fern Stimpson
All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 Carbon Monoxide Detectors: The Board approved the hiring of Babus Electric to install electrical wiring for CO detectors on the ground floor and the penthouse floor as required by law, Bill 77..

MOVED BY Fern Stimpson
SECONDED BY John Hardie
All were in favour and the motion was CARRIED.

5. Contracts and Proposals

5.1 Lobby Renewal Project Update: The Board has directed Fern to contact Bruno Suppa of Corpland Inc. to terminate the contract with him because he has not met his contractual obligations. She will demand the return of all documents and an invoice for the second portion of the project.

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

The Board agreed that Fern will convene the Lobby Project Committee to finalize the lobby renovation documentation to be reviewed by the board. The second bidder on this project, Tri Can, will be asked to provide a quote to complete the management of this project.

MOVED BY Fern Stimpson
SECONDED BY Gordon Hamilton
All were in favour and the motion was CARRIED.

5.2 Emergency Generator Update: The engineer and contractor are waiting for a city permit for the generator order. It has been established that additional reinforcement is not required in the garage.

5.3 Elevator Consultant/Thyssen Update: The consultant has concluded that there should be a meeting with the service manager at Thyssen to discuss maintenance deficiencies. Isan and Frank will arrange this meeting.

5.4 Doors Project Status: Following a meeting with the vendor, the balcony doors will be delivered before New Year. Arrangements to prevent heat loss in the units will be made during the installation.

5.5 Gas Purchase Strategy: The current contract with Superior Energy is finished on December 31, 2014. Options for future gas purchases will be reviewed, and in the meantime, gas will be purchased using spot prices.

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

6. Items Completed

6.1 Garage Cleaning

7. Committee Liaison Reports

7.1 HPGR Board: A meeting was held on October 27th at which YCC 435 representatives were very positive about having a joint BBQ next summer. A joint Landscaping Committee for the joint properties will be set up. The contract with Superior Pool was renewed for two years.

7.2 Meet the Board Report: No current action by the Board is required.

7.3 Communication Committee: No current action by the Board is required.

7.3.1 Viewpoint 50: A new issue is coming out in December with contributors from YCC 323 and YCC 435.

7.4 Energy Committee: This committee will be meeting to discuss the gas contract issue.

7.5 Health and Safety Committee: Recent workshops on reading food labels and cooking were successful.

7.6 Neighbours Committee: This committee is planning the renovation tour for the spring and monthly afternoon teas.

7.7 Landscaping Committee: Gord will request a meeting in January to discuss future landscaping plans.

7.8 Library Committee: No current action is required.

7.9 Rules and Regulations Committee: A Board discussion about rental parking to external residents resulted in a suggestion that this issue be reviewed by this committee.

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

9. Other Matters

9.1. YCC323 Seasonal Party: Plans are in progress for Thursday, December 4th party.

10. Adjournment

The meeting was adjourned at 4:05 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, December 18th at 1:00 p.m. in the Games Room. Fern Stimpson, Director, will chair the meeting.**

President



Secretary

