

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, November 28, 2013

Present: Jean Cormier
 Frank Delling
 Gord Hamilton
 John Hardie
 Fern Stimpson

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

1. Walk About for the Board

The Board spent over an hour walking the property, inside and outside, to determine the status of various projects and new priorities and identify general deficiencies.

OPENING OF THE MEETING

There being a quorum present, Frank Delling called the meeting to order at 2:15 pm. and welcomed Gordon Hamilton as a new Board member.

2. Review and Acceptance of Agenda**3. Election of Board Positions and Appointment of Committee Liaisons:**

President:	Frank Delling: Nomination: Fern Stimpson, Seconder: Jean Cormier,	CARRIED
Vice President:	Jean Cormier: Nomination: Fern Stimpson, Seconder: Gord Hamilton,	CARRIED
Treasurer:	John Hardie: Nomination: Fern Stimpson, Seconder: Jean Cormier,	CARRIED
Secretary:	Gord Hamilton: Nomination: Fern Stimpson, Seconder: Frank Delling,	CARRIED
Director:	Fern Stimpson: Director	

Committees:	HPGR	Fern Stimpson, John Hardie
	HPGR Recreational Users	Frank Delling
	Grenadier Square Development	Jean Cormier
	Communication	John Hardie
	Energy	Frank Delling
	Health and Safety	John Hardie
	Landscaping	Gord Hamilton
	Lobby	Fern Stimpson
	Common Area Redesign	Fern Stimpson
	Neighbours Committee (new)	Gord Hamilton
	Policy	John Hardie

4. Approval of Minutes

4.1 The Board reviewed and approved the Minutes from September 26, 2013 and October 23, 2013.

MOVED BY Fern Stimpson
SECONDED BY Jean Cormier

(Gord Hamilton abstained: he was not a Director at the time.) The motion was CARRIED.

5. Approval of Financial Statements

5.1 The Board reviewed and accepted the Financial Statements for the periods ending Sept. 30, 2013 and October 31, 2013.

MOVED BY John Hardie
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

5.2 Director Signing authority for banking and reserve investments are Frank Delling, John Hardie and Gord Hamilton

6. Matters Arising from Past Minutes

6.1 Exterior Building Enclosure Project Updates: The caulking stage has now started. It will be done from stages except when it rains, when access will be through the units. Owners will be notified prior to entering units, and workers will take utmost care with equipment. There were a few complaints about the window repairs. A survey will be sent to all residents indicating where to look for issues/deficiencies. Isan will meet soon with the engineer about the sliding doors. Colours and hardware for the new doors must be determined by January to insure timely installation. Frank and Isan will get a list of the possible options regarding colour.

6.2 Emergency Generator Replacement Status – Engineering Services: The board decided to go ahead with Weinstein, Taylor and Associates for engineering services for the design

MOVED BY Jean Cormier
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED

6.3 Finance Management Policy Final: Adding auditor's recommendations. To be ready by next meeting.

6.4 Garbage Chute Leak Study Postponement: Repairs have been done; however, the issue still exists on three floors. Further investigation is required.

6.5 Brown-out Problem Investigation: Drawings from the city of the building wiring are required before the commencement of engineering consultation.

7. Contracts and Proposals

7.1 Video Camera surveillance for the Garbage Pick up Area/south Bike Room will be discussed at the next meeting.

7.2 Annual Planning Guide: This is in process.

8. Items Completed

8.1 Elevator Top Car Guarding

8.2 Automatic Sliding Front Door

8.3 Balcony Door Replacement Mock-up Display

9. Committee Liaison Reports

9.1 HPGR Board: The first meeting was held with new members. The deficient boiler for the pool was discussed. Additional investigation is required as to whether the boiler will be repaired or replaced.

9.2 Grenadier Square Development: The High Park Coalition is continuing to put pressure on the developer to modify the present plans on Quebec and High Park Avenues. The Board of YCC 323 agreed to contribute up to \$10,000 for an urban planner/designer in support of the High Park Coalition initiative.

MOVED BY Jean Cormier
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

9.3 Meet the Board Report: John Hardie presented a report from Meet the Director meeting on November 26th.

9.4 Communication and Website Committee: A new edition of Viewpoint 50 is ready for delivery. The committee is considering new formats for resident communication.

9.5 Energy Committee: No current action by the Board is required.

9.6 Health and Safety Committee: A successful presentation by Toronto Police regarding personal safety was held November 27th.

9.7 Landscaping Committee: No current action by the Board is required.

9.8 Lobby Committee: No current action by the Board is required.

9.9 Common Area Redesign Project: A report was given by Fern and the Board agreed to the direction taken by the committee.

9.10 Neighbours Committee: No current action by the Board is required.

9.11 Rules and Regulations Committee: The committee's objective is to maintain and update bylaws, policies and procedures as well as to provide advice to the board.

9.12 HPGR Shared Recreation Facilities Committee: Frank to update terms of reference and identify members.

10. Review of Action Item List: Postponed to the December 19th meeting.

11. Other Matters for Discussion

11.1 New Board Member Orientation Package Update: This is in progress.

11.2 Kitchen Stack Problem Review: Isan will initiate further studies to determine the extent of the damaged pipes, and options to correct and/or mitigate further deterioration in the building.

11.3 Letter from unit owner: The Board agreed on a response, and a letter outlining the Board's position will be sent to the owners.

11.4 People loitering in halls: Recent occurrences of loitering have been documented on camera. The Board discussed possible actions. The property manager has initiated actions to eliminate this problem.

12. Adjournment

The meeting was adjourned at 4:50 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, December 19 at 6 pm.**



President



Secretary