

**YORK CONDOMINIUM CORPORATION NO.323**

Minutes of the Board of Directors Meeting

Thursday, October 20, 2011

Present: Jock Galloway President  
Bill Henderson Vice President  
Sean Cumming Secretary  
Ed Leies Treasurer  
Frank Delling Director

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

**OPENING OF THE MEETING**

There being a quorum present, Jock Galloway called the meeting to order at 6:40 pm.

**1.0. Approval of the Minutes**

1.1. The Board reviewed and approved the Minutes of the Board meeting held on September 29, 2011 as amended.

MOVED BY Bill Henderson  
SECONDED BY Sean Cumming  
All were in favour and the motion was CARRIED.

1.2 The Board reviewed and approved the Minutes of the meeting held on October 3, 2011.

MOVED BY Jock Galloway  
SECONDED BY Sean Cumming  
All were in favour and the motion was CARRIED.

**2.0. Approval of the Financial Statements**

2.1. The Board reviewed and approved the Financial Statements for September 30, 2011.

MOVED BY Ed Leies  
SECONDED BY Frank Delling  
All were in favour and the motion was CARRIED.

**3.0. Management Report**

Isan Murat presented the Report.

### **3.1. Matters Arising from Past Minutes**

- 3.1.1. Boiler Project: The work and testing are complete. The staff will be trained by the company on October 26, 2011.
- 3.1.2. Balcony Warranties: Residents will be notified of impending noisy repairs, which will be completed by the end of November. A notice board will inform residents of the daily schedule.
- 3.1.3. AGM Preparation: There are 2 candidates for Board positions, and on October 25 at 7 pm residents will be invited to meet the candidates.
- 3.1.4. Engineering Proposal re Garage Leakage: Sealed bids on Belanger's specs were opened at the meeting: Brook Restoration, McBride and Alto. These bids will be passed on to Belanger and will also be discussed at the next meeting.
- 3.1.5. Power Sweep in Garage: This is arranged for Nov 17, and police have been contacted.
- 3.1.6. Window Cleaning: This is in process and will be completed this week.
- 3.1.7 Engineering Proposal for Window and Door Replacement: Frank is liaising with Belanger and will try to get information on what work needs to be done and a priority order for the work. A meeting will be arranged with Belanger after Ed's return in early December.

### **3.2. Contracts and Proposals**

- 3.2.1. Gas Contract 2012 to 2014: YCC 323 has received an amended 3-year proposal from Superior in which the MDSA arrangement is removed, which is beneficial to YCC 323. We were also trying to have Enbridge provide the Transport as this could reduce our costs, but Superior claim that they cannot allow us to make this change. The Board agreed that the existing 3 year contract should be replaced with Superior's amended contract.
- 3.2.2. Elevator Lighting: Ed brought samples of LED light bulbs to use outside the elevators on each floor and also inside the elevators. He suggested that we try these lights on one floor and in one elevator as a trial, and if the quality of light is acceptable then replace all the bulbs.

MOVED BY Ed Leies

SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

### **3.3 Items completed**

- 3.3.1. Flushing of Kitchen Stacks
- 3.3.2. Fan Coil Condensate Drain Cleanout

### **4.0 Other Matters for Discussion**


- 4.1. Meet the Board: This will be rescheduled soon.

- 4.2. Building Website: The website is almost ready to launch. The Board will review it at the next meeting before it is launched.
- 4.3. Smoking Bylaw: There appears to be a lot of misunderstanding about this issue, according to a recent series of emails and meetings. It is the Boards understanding that the circulated bylaw is the one supported by the no smoking committee. This version is part of the AGM package and we have received proxy votes for it. Therefore it will have to stay the same for the assembly vote. Sean will answer the e-mail and at the AGM will attempt to clarify the issues and the Board's role before the vote is held.
- 4.4. Outgoing Board Members: Jock and Bill were thanked for their work on the board.

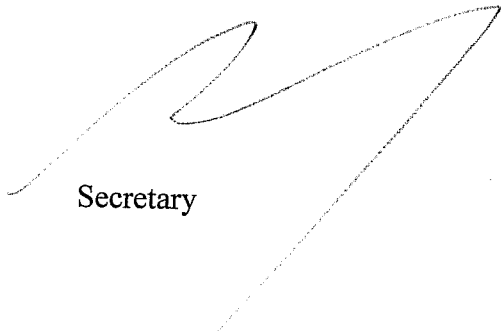
### 5.0. Adjournment

The meeting was adjourned at 8:30 p.m.

The next meeting date will be set by the incoming board



President



Secretary