

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Monday, October 22, 2012

Present: Jean Cormier
Sean Cumming
Frank Delling
John Hardie
Fern Stimpson

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 6:35 pm.

1.0 Review and Acceptance of Agenda

2.0 Welcome of New Member John Hardie was welcomed as a new Board member.

3.0 Election of Officers

The Board confirmed that Frank, Jean and Sean will continue in their current positions of President, Vice-President and Secretary.

The Board appointed John Hardie to be the new Treasurer.

4.0 Approval of the Minutes

4.1 The Board reviewed and approved the Minutes from September 27, 2012.

MOVED BY Jean Cormier
SECONDED BY Fern Stimpson

All were in favour (John abstained because he was not there) and the motion was CARRIED.

5.0 Approval of the Financial Statements

5.1 The Board accepted the amended Financial Statements for July 31 and August 31, 2012

MOVED BY Jean Cormier
SECONDED BY Sean Cumming

All were in favour (John was not at those meetings and abstained) and the motion was CARRIED.

5.2 The Board reviewed and accepted the Financial Statements for September 30, 2012.

MOVED BY Sean Cumming

SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

6.0 Matters Arising from Past Minutes

6.1 Building Envelope Project Updates: A short summary of the project was mentioned at the AGM. Halsall's preliminary report suggests that the building envelope may not require major replacements.

6.2 Meeting with Brookfield: The meeting was held with the Regional Manager and Regional Vice president from Brookfield and they agreed to address and try to remedy the problem of continuing inaccuracies in the YCC 323 financial statements to our satisfaction. A Letter from Brookfield confirming their commitment to resolve the issues has been received by the Board.

6.3 Procurement Management Review Findings: The Board agreed to give the new Treasurer time to review the documents relevant to this issue. Frank and John will provide recommendations for the next meeting.

6.4 Elevator Guarding: This work will be done in December 2012.

6.5 Fan Coil Unit Refurbishment: The Board agreed to go ahead with Premier One in accordance with their revised quote and contract conditions.

MOVED BY Sean Cumming
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

The Board also reviewed the draft letter to residents about this project, and Sean will revise it. The flip chart indicating progress will be kept in the lobby during this work.

7.0 Contracts and Proposals

7.1 Generator Fuel Inspection: The Generator Exhaust system for the building is original and in order to make it compliant with current code requirements it requires major work to re-route it. Isan will obtain quotes.

8.0 Items completed

- 8.1 Generator Annual Inspection
- 8.2 Hot Water Tank Inspection

9.0 Committee Liaison Reports

9.1 HPGR Board: The Board confirmed that Fern will remain with HPGR and that Sean will join her on this Board.

9.2 Meet the Board Report: Meet the Board will be held tomorrow.

- 9.3 Communication Committee: The Board appointed John Hardie as the Board liaison.
- 9.4 Energy Committee: Frank was reaffirmed as liaison for this committee, and the Board approved 2 new members for this committee, Dave Brown and Paul Meany.
- 9.5 Health & Safety Committee: The Board appointed John Hardie as the new liaison for this committee.
- 9.6 Landscaping Committee: Jean was reaffirmed as liaison for this committee.
- 9.7 Lobby Committee: Jean was reaffirmed as liaison.
- 9.8 Common Area Renewal Project Committee: This is a new committee to consider a common area renovation project and Fern was appointed Chair of this project. She will draft terms of reference for board approval and approach people with a relevant background to be members.

10.0 Review of Action List: The action list was reviewed and updated.

11.0 Other Matters for Discussion

11.1 Other Issues Raised at AGM: Balcony ponding was a major issue for many people. The Board decided to retain an engineer to advice on the options. Hallway airflow and other issues will be raised as part of the new Reserve Fund Study.

11.2 Cyclists: There are some teenagers who have been entering the garage after cars and ride their bikes up and down the ramps. They have also been threatening to building staff. The Board decided to hire a security guard between 4 and 7 pm for two weeks to patrol the property.

MOVED BY Fern Stimpson
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

11.3 Renovations in one of the unit with accordance with requirements, were approved by the board.

MOVED BY Jean Cormier
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

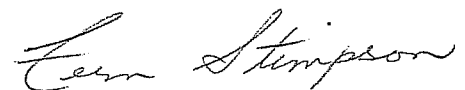
12.0 Adjournment

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

Next Meeting: The next regular Board meeting will be on **Thursday, November 22 at 6:30 pm.**



President



Secretary *Director*