

YORK CONDOMINIUM CORPORATION 323
Minutes of the Board of Directors Meeting
Friday, October 24, 2014

Present: Frank Delling
Gord Hamilton
John Hardie
Katy Paul-Chowdhury
Fern Stimpson

By invitation: Isan Murat Property Manager, Brookfield

OPENING OF THE MEETING

There being a quorum present, Frank Delling called the meeting to order at 2:45 pm., and welcomed Katy Paul-Chowdhury and Fern Stimpson as a Board members.

1. Election of Board Positions and Appointment of Committee Liaisons:

President: Frank Delling: Nomination: Fern Stimpson, Seconder: John Hardie, CARRIED
Vice President: Katy Paul-Chowdhury: Nomination: Fern Stimpson: Seconder: Frank Delling, CARRIED
Treasurer: John Hardie: Nomination: Gord Hamilton, Seconder: Frank Delling, CARRIED
Secretary: Gord Hamilton: Nomination: Fern Stimpson, Seconder: John Hardie, CARRIED
Director: Fern Stimpson: Director

2. Review and Acceptance of Agenda: The Board reviewed and approved the agenda.

3. Committees:

HPGR	Fern Stimpson, John Hardie
Communication	John Hardie
Energy	Frank Delling
Health and Safety	John Hardie
Landscaping	Gord Hamilton
Common Area Redesign	Fern Stimpson
Neighbours Committee	Katy Paul-Chowdhury

4. Approval of Minutes

4.1 The Board reviewed and approved the Minutes from September 25, 2014.

MOVED BY Gord Hamilton
SECONDED BY Frank Delling
(Katy Paul-Chowdhury abstained: she 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 period ending September 30, 2014.

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

6. Matters Arising from Past Minutes

6.1 Doors Project Contract Status: Contract signed on October 16, 2014. Starting date for the project will depend on weather conditions.

6.2 Lobby Renewal Project Discussion: Presentations will be organized for residents to consider furniture options for the lobby.

7. Contracts and Proposals

7.1 Emergency Generator Update: In progress.

7.2 Elevator Consultant Report: The consulting report from ACSI (Ayling Consulting Services Inc.) was received. The board will meet with ACSI to discuss concerns about their report. An investigation regarding the ongoing maintenance of the elevators is underway.

8. Items Completed

8.1 Panel Painting and Concrete Coating

8.2 Annual Fire Inspection- Deficiencies

8.3 Thermo Scan- Deficiencies

8.4 Windows Cleaning and Washing

8.5 Back Preventer Valve Test

9. Committee Liaison Reports

9.1 HPGR Report: Next meeting is Monday, October 27, 2014.

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

9.3 Communication: No current action by the Board is required.

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

9.5 Health and Safety Committee: No current action by the Board is required.

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

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

9.8 Common Area Redesign Project: No current action by the Board is required.

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

9.10 Library Committee: Further discussion is required.

10. Review of Action Item List

11. Other Matters

11.1 City Bylaw: Bill 77 requires the mandatory installation of CO2 monitors. The CO2 monitors will be installed at the corporation's expense in each of the units on the penthouse floor as well as the main floor, and main floor common areas.

11.2 Kitchen Stacks: Issue is under investigation and being monitored. A secondary cleanup will be made in the spring 2015.

12. Adjournment

The meeting was adjourned at 4:35 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, November 27 at 1:00 p.m. in the Games Room. John Hardie, Treasurer, will chair the meeting.**

President



Secretary

