

**YORK CONDOMINIUM CORPORATION 323**  
Minutes of the Board of Directors Meeting  
Thursday, September 26, 2013

Present: Frank Delling  
Jean Cormier  
Sean Cumming  
John Hardie  
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 6:37 p.m.

**1. Review and Acceptance of Agenda**

**2. Approval of Minutes**

2.1 The Board reviewed and approved the Minutes from August 22, 2013.

MOVED BY              Jean Cormier  
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 August 31, 2013.

MOVED BY              John Hardie  
SECONDED BY         Frank Delling

All were in favour and the motion was CARRIED.

**4. Matters Arising from Past Minutes**

4.1 Bylaw 12: The Board reviewed the revised draft By-law and approved it subject to one change which was made

MOVED BY              Sean Cumming  
SECONDED BY         Frank Delling

All were in favour and the motion was CARRIED.

4.2 Finance Management Policy Update Draft: The Board directed that it be sent to the auditor for review prior to final approval.

4.3 Emergency Generator Study: The Board scheduled a meeting with the engineer to review his report for Monday September 30, 2013 at 3:00 p.m.

4.4 Building Envelop Project: Isan reported that work was to start October 1, 2013 and John agreed to draft a notice to the owners.

4.5 Door Replacement Mock up: The engineer approved the contractor's specifications and the doors were ordered on September 23, 2013. Manufacturing will take 3-4 weeks

4.6 Automatic Sliding Front Door: Isan reported it would be installed on October 1, 2013

4.7 Elevator Top Car Guarding: Isan reported that the railings were being manufactured and would be installed shortly.

4.8 Garbage Chute Leak Study: The Board moved to accept a proposal by Halsall to conduct the study.

MOVED BY Fern Stimpson  
SECONDED BY John Hardie

All were in favour, except Frank Delling who abstained, and the motion was CARRIED.

4.9 Brown-out Problem Investigation: Isan will arrange testing in the spring before the chiller is turned back on.

4.10 Fire Safety Plan: The up dated Plan has been filed with the Fire Department

4.11 Townhouse 27 – instead of a fence the owners have asked for a retaining wall to be built along the boundary between their driveway and the hill on the lawn beside.

## 5. Contracts and Proposals

5.1 The Board reviewed the three bids for HVAC maintenance for the next 5 years. The Board chose to select the low bidder, Prestige Mechanical Ltd.

MOVED BY Sean Cumming  
SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

## **6. Items Completed**

None to report

## **7. Committee Liaison Reports**

7.1 HPGR Board: No current action by the Board is required.

7.2 Meet the Board Report: The Board considered Frank Delling's report on the September Meet the Board.

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

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

7.5 Health and Safety Committee: The Neighbours sub-committee wishes to become a separate committee. They need to submit terms of reference and a list of members to be approved by the Board

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

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

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

7.9 Policy Committee: No current action by the Board is required.

## **8. Review of Action Item List:**

## **9. Other Matters for Discussion**

9.1 Grenadier Square Development: The High Park Coalition which consists of residents and condominiums in the area opposed to this development has asked YCC 323 to contribute to the cost of retaining experts in Urban Planning and Design. Jean reported that a strong majority of the residents at the information meeting held here wanted the corporation to donate funds. The Board was not willing to agree to participate in the retainer of the experts without further input from the owners. A motion will be brought before the AGM to allow the owners to agree to such participation if they wish to do so. The Secretary will draft the wording of the motion and include the motion in the Proxy

9.2 New Board Member Orientation Package: John is finalizing this

9.3 Upcoming AGM: The Board reviewed issues expected to arise and gave instructions on the contents of the package.

9.4 Letter from Unit Owner: The owners of 2 units sought permission to do engineering studies to see if openings could be made in either the inside or balcony walls to connect the two units. The Board was of the view that this could not be done because the walls are load bearing and nothing should be done to weaken them. In any event the work would involve cutting through thick reinforced concrete and would cause considerable disruption to the building. The request was, therefore, denied.

All were in favour and the motion was CARRIED.

9.5 Unit request to install balcony tiling: The owner submitted a request to approve tiling on the balcony. The proposal met the criteria and it was approved.

MOVED BY Sean Cumming  
SECONDED BY Jean Cormier

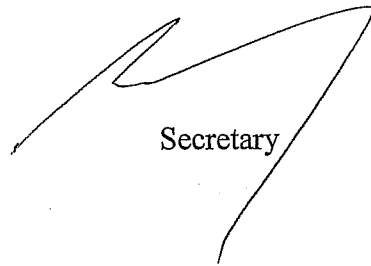
## 11. Adjournment

The meeting was adjourned at 9:25 p.m.

**Next Meeting:** The next special Board meeting will be held **Monday, September 30** at 3:00 p.m.



President



Secretary