

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, September 27, 2012

Present: Frank Delling President
 Sean Cumming Secretary
 Jean Cormier Vice President
 Ed Leies Treasurer
 Fern Stimpson Director

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 Approval of the Minutes

2.1 The Board reviewed and approved the Minutes from August 23, 2012.

 MOVED BY Sean Cumming
 SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

3.0 Approval of the Financial Statements

3.1 The Board reviewed the Financial Statements for July 31, 2012. Ed stated that the problem of Brookfield's inaccuracy in the statement of the secondary market GICs held in the Reserve fund had not been corrected. The Board decided to pursue correction with Brookfield and in the meantime approval of these statements will be deferred.

 MOVED BY Frank Delling
 SECONDED BY Fern Stimpson

Three were in favour, two abstained and the motion was CARRIED.

3.2 The Board reviewed the Financial Statements for August 31, 2012. The issue of inaccuracy in the July statements was carried forward in these statements. The Board approval of these statements will also be deferred.

 MOVED BY Sean Cumming
 SECONDED BY Ed Leies

All were in favour and the motion was CARRIED.

The Board decided that payments to Davey Tree and Park Place for landscaping work be charged to the Reserve Fund.

MOVED BY Sean Cumming

SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

4.0 Matters Arising from Past Minutes

4.1 Building Envelope Project Updates: The Board reviewed an email from Halsall about their inspection progress. They still have some inspections to do before preparing a report before the AGM. The Board will review any information and provide a summary status report at the AGM.

4.2 Meeting with Brookfield: Pending

4.3 Fan Coil Repair: Isan has received 4 quotes for cleaning of the mechanism and replacement of the insulation in the fan coil units and ducts. The Board decided to award the contract to Premier One. This will be conditional on Isan receiving a positive reference check from a Board member at another condominium where they have done similar work and on a formal contract being drafted which is satisfactory to the Board.

MOVED BY Sean Cumming

SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

4.4 Generator Annual Inspection: This was completed recently and was found to be satisfactory..

4.5 Hot Water Tank Inspection: This was completed today. There were no cracks in the lining and everything was satisfactory..

5.0 Contracts and Proposals

5.1 Elevator Guarding: Isan has received 4 quotes for the installation of machine room guarding and car top guard rails. The Board decided to award the contract to ThyssenKrupp, to be paid from the operating contingency account.

MOVED BY Ed Leies

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

6.0 Items completed

6.1 Exterior Water Leak: This is to be charged to the Operating Account.

6.2 Penthouse Storm Drain Leak: This is to be charged to the Operating Account.

7.0 Committee Liaison Reports

7.1 HPGR Board: There have been no meetings since May. Isan is collecting proxy votes with reference to the new Bylaw 11 which relates to the easements.

7.2 Meet the Board Report: no new issues

7.3 Communication Committee: no new issues

7.4 Energy Committee: There are potential new committee members.

7.5 Health Committee: The Help Your Neighbour program is now holding meetings on each floor to increase awareness about residents who may need assistance.

7.6 Landscaping Committee: no new issues

7.7 Lobby Committee: no new issues

7.8 Policy: There has been no update to our main operating By-law 6 despite several amendments to the Condominium Act. Sean will review Bylaw 6 and make proposals for amendment in time for the 2013 AGM.

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

9.0 Other Matters for Discussion

9.1 Procurement Management Review Findings: Frank reviewed policies and office practices and distributed a report which will be discussed at the next meeting.


9.2 Property Manager Workload Management/ Access to information: Ed made a motion of non-confidence in the President because Frank instructed Isan to defer production of copies of a large number of documents which Ed had asked Isan to provide to him. The President felt that the volume of documents requested was excessive given Isan's work load at the time. Ed felt that the Frank had improperly interfered and breached the Condominium Act and the by-laws by delaying the production of the documents. Ed received copies of the documents within 4 days of requesting them. There was no seconder to the motion.

9.3 New Boiler Deficiencies: Under the Run It Right program which is sponsored by Enbridge, Ambient Mechanical has inspected our new boilers and have found two deficiencies which will have to be remedied by Mann Engineering, who installed the boilers.

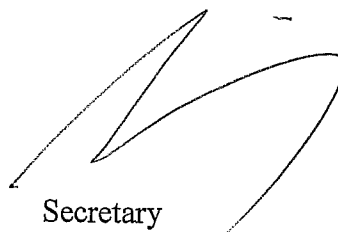
10.0 Adjournment

The meeting was adjourned at 9.12 p.m.

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



President



Secretary