

**YORK CONDOMINIUM CORPORATION 323**  
Minutes of the Board of Directors Meeting  
Wednesday, May 15, 2013

Present: Frank Delling  
Jean Cormier  
Sean Cumming  
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 6:33 pm.

**1. Review and Acceptance of Agenda**

**2. Approval of Minutes**

2.1 The Board reviewed and approved the Minutes from March 27, 2013.

MOVED BY Sean Cumming  
SECONDED BY Jean Cormier

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 March 31, 2013.

MOVED BY Sean Cumming  
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

3.2 BMO Nesbitt Burns Signing Resolution: The secretary was authorized to sign the account operation agreement for our ongoing investment account.

MOVED BY Frank Delling  
SECONDED BY Sean Cumming

All were in favour and the motion was CARRIED.

3.3 Signing Letter of Engagement with Auditor: The Board authorized the Treasurer to sign the

Tapp and Company engagement letter once the Treasurer is satisfied with the form of the agreement.

MOVED BY Sean Cumming  
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

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

4.1 Exterior Building Enclosure Project Updates: Halsall has completed test repairs in 2 units except for weather stripping. There was some air leakage after repairs in one unit. There were issues with the supervision and workmanship of the repairs done. Members of the Board and Isan will meet with senior Halsall staff next week to discuss this.

4.2 Dryer Vent Cleaning: This is now scheduled for the week of June 3.

4.3 Elevator Top Car Guarding: This work is on hold because of the elevator mechanic strike.

#### **5. Contracts and Proposals**

5.1 Carbon Monoxide Detector Calibration: The Board approved the hiring of Edgetech to perform this work ..

MOVED BY Sean Cumming  
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

5.2 Cleaning and Flushing Catch Basin: The Board approved the hiring of Royal Plumbing to do this work .

MOVED BY Fern Stimpson  
SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

#### **6. Items Completed**

6.1 Card Access System for Bike Rooms: Residents will be given one more notice to remove their bikes or get fobs before unregistered bikes are removed to storage.

#### **7. Committee Liaison Reports**

7.1 HPGR Board: The pool deck will be painted next week and will take several days.

7.2 Meet the Board Report: This will be held June 4.

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 & Safety Committee: The Neighbours Program is having a meet and greet session in early June for newer residents in order to give them information about living in the building.

- 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: This project is making headway in coming up with preliminary proposals and contractor information for Board review.
- 7.9 Policy Committee: No current action by the Board is required

**8. Review of Action Item List:** The list was updated

**9. Other Matters for Discussion**

9.1 Grenadier Square Development Update: Jean Cormier has attended all the meetings on this issue and there is a lot of condo and rental opposition, with politicians also getting involved. The Board agreed to assist the opponents of the development and continue to closely monitor the development

9.2 Proposed Renovation: The Board approved the proposal for renovation.

MOVED BY Sean Cumming  
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

9.3 Fire Services Invoice for False Fire Alarm: Isan has received an invoice for the January 1, 2013 malicious fire alarm. The accompanying letter had some untrue allegations to which Sean will respond.

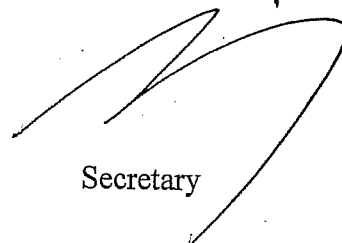
**11. Adjournment**

The meeting was adjourned at 9:00 p.m.

**Next Meeting:** The next regular Board meeting will be held **Thursday June 27** at 6:30 pm.



President



Secretary