

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, March 31, 2016

Present: David Brown
Gord Hamilton
Gary Legault
Katy Paul-Chowdhury
Fern Stimpson

By invitation: Isan Murat Property Manager, Brookfield
Holly Price Recorder

OPENING OF THE MEETING

There being a quorum present, Katy Paul-Chowdhury called the meeting to order at 6:08 p.m.

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

2. Approval of Minutes

2.1 The Board reviewed and approved the Minutes from February 29, 2016

MOVED BY Gord Hamilton

SECONDED BY Gary Legault

All were in favour and the motion was CARRIED.

3. Approval of Financial Statements

3.1 The Board reviewed and approved the Financial Statement for the month of February 29, 2016.

MOVED BY Gary Legault

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

3.2 The Board approved the moving surplus funds from the operating account to the reserve fund.

MOVED BY Gary Legault

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

3.3 The Board approved a salary increase for the superintendents.

MOVED BY Gary Legault

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

3.4 The Board approved group health insurance coverage for the superintendents.

MOVED BY Gary Legault

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

3.6 The Board approved the Operating Budget 2016-2017 with an amendment increasing the education budget for superintendents.

MOVED BY Gary Legault

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

3.7 The Board approved the Reserve Fund Budget for the 2016-2017.

MOVED BY Gary Legault

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 Lobby Renovations: mailboxes will arrive in mid-April.

5. Contracts and Proposals

5.1 The Board approved the renewal of the following contracts:

Lockwood Fire Inspection Service
Sparkle Window Cleaning
Edifice Building Services (garage cleaning)
Best Carpet Cleaning Services
Dodds Garage Door Maintenance
Mega City Plumbing (kitchen stack flushing)
Edifice Building Services (flushing of catch basins)

MOVED BY Fern Stimpson

SECONDED BY David Brown

All were in favour and the motion was CARRIED.

5.2 Insurance Renewal: The Board approved the renewal of the Atrens-Counsel Insurance Brokers policy for the building.

MOVED BY David Brown

SECONDED BY Gary Legault

All were in favour and the motion was CARRIED.

5.3 The Board approved the replacement of the inner lobby door system by Security Management. The work will be completed after May 1, 2016

MOVED BY Fern Stimpson
SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

5.4 Elevator Pads: The Board approved VDF Vertical to replace the elevator protection pads.

MOVED BY Fern Stimpson
SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

5.5 The Board amended the motion passed at the February 29, 2016 board meeting for elevator repairs and security cameras approving the camera installation to be installed by Parkhead Building Technology.

6. Items Completed

6.1. Consolidated Rule and Committee Structure delivered on March 23, 2016

7. Committee Liaison Reports and Appointment of Director Liaisons

7.1 HPGR Board: No current action is required.

7.2 Communication Committee: No current action is required.

7.3 Health and Safety Committee: Owners must designate their units as smoking units by May 1, 2016.

7.4 Neighbours Committee: There will be a new resident reception on May 19, 2016.

7.5 Landscaping Committee: No current action is required.

8. Meet the Board: All issues were addressed.

9. Correspondence: All letters and emails were addressed and responses made accordingly.

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

11. Other Matters:

11.1 Renovation Requests: Renovation requests were approved by the Board.

11.2 Exercise room/sauna Renovations: A survey will be prepared for owner input.

12. Adjournment

The meeting was adjourned at 9:30 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, April 28, 2016 at 6:00 p.m. in the Games Room.**