

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, September 29, 2016

Present: David Brown  
Bojan Grbic  
Gary Legault  
Katy Paul-Chowdhury  
Fern Stimpson

By invitation: Isan Murat Property Manager, Brookfield  
Recorder Wendy Weaver

**OPENING OF THE MEETING**

There being a quorum present, Katy Paul-Chowdhury called the meeting to order at 6:07 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 August 25, 2016 (accepted).

**3. Approval of Financial Statements**

3.1 The Board reviewed and approved the Financial Statement for the month of August 31, 2016.

MOVED BY Gary Legault

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

**4. Matters Arising from Past Minutes**

**4.1 Fitness Room Refurbishment**

Discussion of the CPL Investment Guide and general approval subject to possible amendments.

**4.2 Balcony Ponding Remediation**

Isan reported on the tendering process for Ponding Remediation with the expectation of bids being returned by October 6 for work to be completed this fall. The board has agreed to go ahead with WSP.

**5. Contracts and Proposals**

**5.1 Parking Garage Evaluation**

Isan reported that the underground parking slab is in good condition. The board agreed that on-going repairs of localized wear and tear will continue to be made, and that after two years a thorough assessment will be required.

**6. Items Completed**

- 6.1. Installation of Fan Coil Unit in Fitness Room.
- 6.2. Replacement of the Front Door is about to be completed with delivery of the new handle.
- 6.3. Window cleaning (Rain delay on Sept 27, 2016).
- 6.4 Installation of Blow Down Release Valve is completed.

**7. Committee Liaison Reports and Appointment of Director Liaisons**

- 7.1 HPGR Board Representative, Fern Stimpson and Gary Legault.
- 7.2 Communication Committee: Board representative, David Brown.
- 7.3 Health and Safety Committee: Board Representative, David Brown.  
Important information soon to be distributed re Closing of Fitness Room by Oct 24, movement of machines to Sauna rooms, and the need to empty lockers.
- 7.4 Neighbours Committee: Board Representative, Katy Paul-Chowdhury.  
The first film will be this Sunday, Love and Friendship, and the first Afternoon Tea on Oct 19.
- 7.5 Landscaping Committee: Board Representative, Fern Stimpson.  
the permit is now available for the removal of five trees at the corner of Quebec and Gothic.  
Five new trees will be replacing the dying trees.

**8. Review of Action Item List:** The action list was reviewed, one item completed and the rest were updated.

**9. Other Matters:**

- 9.1 **Correspondence:** All letters and emails were addressed and responses made accordingly.
- 9.2. **Comments after AGM:** Many positive comments in particular regarding the Board President and the Accountant.
- 9.3. **Renovation Request**  
MOVED BY Fern Stimpson  
SECONDED BY David Brown  
All were in favour and the motion was CARRIED.
- 9.4. **Condominium Conference:** no one is available to attend
- 9.5 **Notice of Decision re City Planning:** No one is available to attend OMB Oct 5
- 9.6 **Meeting Room and Games Room Renovation:** Early discussion of formulation of an advisory Committee, Gary Legault as Chair, Bojan Grbic as an advisor, where members will be sought on the basis of interest and experience.
- 9.7 **Construction Committee:** a new group to provide liaison for YCC 323 with City Planning and the construction site about to begin on Quebec. Proposed Chair could be someone with City planning experience to negotiate working hours, noise levels, control of dust etc.

**12. Adjournment**

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

**Next Meeting:** The next regular Board meeting will be held **Tuesday, October 25, 2016 at 6:00 p.m. in the Meeting Room.**

President

Secretary