

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, June 22, 2017

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

Regrets: Bojan Grbic

By invitation: Isan Murat Property Manager, Brookfield
Holly Price Minute-taker

OPENING OF THE MEETING

There being a quorum present, Katy Paul-Chowdhury called the meeting to order at 2:03 p.m.

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

2. Approval of Minutes:

2.1 The Board reviewed and approved the Minutes from May 24, 2017.

MOVED BY Gord Hamilton

SECONDED BY Fern Stimpson

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 May 31, 2017.

MOVED BY Gary Legault

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

3.2 The Board reviewed and approved the draft Annual Financial Statement as of April 30, 2017.

MOVED BY Gary Legault

SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

3.3 The Board reviewed and approved the letter of Engagement for Tapp and Company, auditors for the next fiscal year, 2018.

MOVED BY Gary Legault

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

3.4 Reserve Fund Study: In progress.

4. Matters Arising from Past Minutes

4.1 Balcony Drainage Remediation: In progress.

4.2 Game and Multipurpose Room Refurbishment: In progress.

5. Contracts and Proposals

5.1 Elevator Five Year Performance Test: The Board agreed to engage ThyssenKrupp to do the required five-year performance testing of the elevators.

MOVED BY Gary Legault
SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

5.2 Repair of the Heat Exchanger: The Board agreed to hire Prestige Mechanical to repair the heat exchanger.

MOVED BY Fern Stimpson
SECONDED BY Gary Legault

All were in favour and the motion was CARRIED.

5.3 Hot Water Tank Lining: The Board approved the cleaning of the tank and replacement of the tank lining by Hydrastone Tank Lining.

MOVED BY Fern Stimpson
SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

5.4 Landscape Upgrade: The Board approved hiring Park Place Landscape to complete the landscape area at the corner of the Gothic Garden facing #27.

MOVED BY Fern Stimpson
SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

5.5 The Board approved hiring Total Power to provide the testing and maintenance of the generator for two years.

MOVED BY Katy Paul-Chowdhury
SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

6. Items Completed

7. Committee Liaison Reports:

7.1 HPGR: Ten new pool chairs were purchased. Both boards agreed to synchronize their reserve funds for future maintenance of HPGR properties.

7.2 Communication Committee: A revision of the electronic communication system procedures were discussed with recommendations were made.

7.3 Health and Safety Committee: Ad hoc committee, no current action is required.

7.4 Energy and Recycling Committee: Ad hoc committee, no current action is required.

7.5 Library Committee: Ad hoc committee, no current action is required.

7.6 Neighbours Committee: The New Resident Meeting on June 8th hosted new residents.

7.7 Landscaping Committee: No current action is required.

7.8 Construction Committee (GSCMC): No current action is required.

7.7 Nomination Committee: The Board approved a slate of nominees.

8. Review of Action Item List: No current action is required.

9. Meet the Board: All issues were reviewed and responses made accordingly.

10. Other Matters: No current action is required.

11. Renovation Requests: The Board approved balcony tile installation in three units.

MOVED BY Fern Stimpson

SECONDED BY Gary Legault

All were in favour and the motion was CARRIED. Gord Hamilton abstained.

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

13. Adjournment: The meeting was adjourned at 4:24 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, July 27, 2017 at 2:00 p.m.** in the Meeting Room.