

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, March 30, 2017

Present: Bojan Grbic
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 3:03 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 February 23, 2017.

MOVED BY Gord Hamilton

SECONDED BY Katy Paul-Chowdhury

All were in favour (Fern was absent and abstained) 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 28, 2017.

MOVED BY Gary Legault

SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

3.2 Investment: The Board approved an investment with Scotia McLeod.

MOVED BY Gary Legault

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

3.3 The Board discussed and approved the 2017-2018 HPGR Budget.

MOVED BY Gary Legault

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

3.4 The Board discussed and approved the YCC 323 Budget for 2017-2018.

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 Balcony Ponding Remediation: In progress.

4.2 Game and Multipurpose Room Refurbishment: The Board thanked the committee for their participation in this project and is very pleased with the resulting plan. The project will proceed to the bidding process.

5. Contracts and Proposals

5.1 Insurance Renewal: The Board approved the retention of Atrens Counsel for a one-year insurance contract.

MOVED BY Fern Stimpson

SECONDED BY Gord Hamilton

All were in favour and the motion was CARRIED.

5.2 Synergy Contract: The Board approved the contract with Synergy Partners Consulting to evaluate the building during the construction at 55 Quebec Avenue.

MOVED BY Bojan Grbic

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

6. Items Completed

6.1 Kitchen Stack Cleaning

7. Committee Liaison Reports

7.1 HPGR: No current action is required.

7.2 Communication Committee: 100 Quebec will provide a place for residents of YCC323 to get away from construction noise at 55 Quebec Avenue. Residents will contact the management office of YCC 435 for entry.

7.3 Health and Safety Committee: No current action is required.

7.4 Neighbours Committee: A successful tea was held on March 29th.

7.5 Landscaping Committee: No current action is required.

7.6 Construction Committee(GSCMC): The Committee contacted a representative of the contractor and the city regarding the construction of 55 Quebec Avenue. To ensure noise monitoring in conjunction with city bylaws, the Board approved the purchase of a sound-monitoring device.

MOVED BY Bojan Grbic

SECONDED BY Katy Paul-Chowdhury

All were in favour and the motion was CARRIED.

8. Review of Action Item List.

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

10. Other Matters

10.1 Fitness Room Graphic: In progress

10.2 Bill 106 (Protecting Condominium Owners Act, 2015). A mandatory payment from all Corporations at a dollar per unit per month, and mandatory training of new board directors and management staff will be implemented.

10.3 Resident Concern: Reminders about balcony etiquette will be addressed in the next issue of What's Happening.

10.4 Meeting Room: Resident owners are reminded that outside groups must pay a fee.

10.5 Fire Alarm: A recent fire alarm incident and its repercussions were discussed.

10.6 Notice of Defects from Hydro Toronto: The Board approved hiring Royal Plumbing to unplug the drains in the Hydro Toronto vault.

11. Renovation Request: The request was approved.

12. Adjournment: The meeting was adjourned at 6:17 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, April 20, 2017 at 2:00 p.m.** in the Games Room.