

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, November 16, 2017

Present: Elizabeth Bihl President
Bojan Grbic Director
John Hardie Secretary
Gary Legault Treasurer
Brian MacDonald Vice-President

By invitation: Isan Murat Property Manager, Crossbridge Condominium Services
Holly Price Minute-taker

OPENING OF THE MEETING

There being a quorum present, Elizabeth Bihl called the meeting to order at 2:14 p.m.

The Board ratified the new Board and officer roles:

Elizabeth Bihl President
Bojan Grbic Vice President
John Hardie Secretary
Gary Legault Treasurer
Brian MacDonald Vice-President

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 September 27, 2017.

MOVED BY Gary Legault
SECONDED BY Bojan Grbic

All who were there were in favour and the motion was CARRIED.

3. Approval of Financial Statements

3.1 The Board decided not to review the Financial Statement for the month of September 30, 2017.

3.2 The Board reviewed and approved the Financial Statement for the month of October 31, 2017.

MOVED BY Bojan Grbic
SECONDED BY Elizabeth Bihl

All were in favour and the motion was CARRIED.

3.3 The Board approved that \$194,000 be transferred from the corporations' reserve bank account to Scotia Macleod for investing

MOVED BY Gary Legault

SECONDED BY Brian MacDonald

All were in favour and the motion was CARRIED

3.4 The Board approved investing of the Reserve Fund transfer into two GICs: \$97,000 with Manulife Trust at 1.9% and \$97,000 with Manulife Financial at 2.5%

MOVED BY Gary Legault

SECONDED BY Bojan Grbic

All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 Game and Multipurpose Room Refurbishment: The Board approved the installation of a backsplash in the kitchen of the meeting room.

MOVED BY Gary Legault

SECONDED BY Bojan Grbic

All were in favour and the motion was CARRIED.

There was a discussion of approaches to choosing art works for the renovated spaces. Brian and Elisabeth agreed to develop a suitable strategy as to how to engage the building community in the selection. Options will be discussed at the December meeting.

4.2 West Windows Replacement: The Board approved the revised Aluminum Window Design Installations Inc. (AWD) contract adjusting the starting date to March 2018 rather than October 2017. All other conditions remain the same as the original contract

MOVED BY Bojan Grbic

SECONDED BY Gary Legault

All were in favour and the motion was CARRIED.

4.3 Elevator five-year performance testing: Because of new legislation, elevator cables must be replaced every 5 years. This is now in process for our elevators.

5. Contracts and Proposals

5.1 Meeting Room Door Replacement: The Board approved contracting the replacement of the external door in the meeting room to Aluminum Window Design Installations Inc. (AWD).

MOVED BY Gary Legault

SECONDED BY Bojan Grbic

All were in favour and the motion was CARRIED.

6. Items Completed

6.1 AGM 2017

6.2 Window Cleaning

7. Committee Liaison Reports:

7.1 HPGR: Board reps are Gary Legault and Elizabeth Bihl.

7.2 Communication Committee: Board rep is John Hardie. The committee reported on the ongoing problems with digital screens. The frequent blackouts are attributed to poor internet connection with Rogers. The situation is being monitored. The committee has started the work on the 2017 Viewpoint50 and will be contacting contributors for article submissions.

7.3 Health and Safety Committee (Ad hoc) Board rep is Brian MacDonald

7.4 Neighbours Committee: Board rep is Elizabeth Bihl.

7.5 Energy and Recycling Committee (Ad hoc committee): Board rep is Bojan Grbic

7.6 Landscaping Committee: Board rep is Gary Legault.

7.7 Construction Committee (GSCMC): Board rep is Brian MacDonald

7.8 Library Committee (Ad hoc committee): Board rep is Gary Legault.

8. Review of Action Item List: The list was reviewed and revised.

9. Other Matters:

9.1 New Condominium Act 1997 and Bill 106 (Condominium Conference) – Isan has invited our corporate lawyer to meet with the Board on December 14, 2017 to provide insight on new or revised issues the corporation must address.

10. Correspondence: All letters and/or emails were addressed and responses made accordingly.

11. Adjournment: The meeting was adjourned at 4:20 p.m.

Next Meeting: The next Board meeting will be held Thursday December 14, 2017 at 2 pm.

President

Secretary