

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Tuesday, April 24, 2018

Present:

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

By invitation: Isan Murat Property Manager, Crossbridge

**OPENING OF THE MEETING**

There being a quorum present, Elisabeth Bihl called the meeting to order at 2:05 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 Minutes from March 22, 2018.

MOVED BY	John Hardie
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 March 2018.

MOVED BY	Gary Legault
SECONDED BY	Bojan Grbic

All were in favour and the motion was CARRIED.

3.2 Administration Surplus Account: Gary Legault presented alternatives for utilizing the surplus balance maintained in the operating account. Further discussions will follow the fiscal year end and the auditor's report.

**4. Matters Arising from Past Minutes:**

4.1 West Windows Replacement: This project has been hampered by weather issues, vacation schedules and staffing issues with the supplier. The tentative start date is May 7<sup>th</sup>.

A presentation to affected owners on expectations is being considered. This would be a follow-up to the information available in the most recent version of What's Happening.

4.2 Meeting Room Door Replacement: Subject to the same conditions as outlined above.

## **5. Contracts and Proposals**

5.1 Total Power Quote: A load test on the emergency generator failed. A software problem caused a communication error between the generator and electrical panel. The warranty period has expired, thus the need for a technician to eliminate the problem. As this is a life and safety issue, the board approved a quote by Total Power to rectify the problem

MOVED BY Gary Legault  
SECONDED BY Bojan Grbic

All were in favour and the motion was CARRIED.

## **6. Items Completed**

- 6.1 Replace countertop in sauna
- 6.2 Replace the DSC Fire Communication with GSM-ULC
- 6.3 Insurance renewal
- 6.4 Replace Sprinkler Air Compressor
- 6.5 Replace P2 Sump Pump

## **7. Committee Liaison Reports:**

- 7.1 HPGR: No current action is required.
- 7.2 Communication Committee: No current action is required. In depth discussion to be scheduled in the near future.
- 7.3 Health and Safety Committee (Ad hoc): No current action is required.
- 7.4 Neighbours Committee: No current action is required.
- 7.5 Energy and Recycling Committee (Ad hoc committee): The committee provided a memorandum to the President for consideration. The Property Manager addressed the issues and the committee liaison (Bojan) will update the committee.
- 7.6 Landscaping Committee: No current action is required.
- 7.7 Construction Committee (GSCMC): No current action is required.
- 7.8 Library Committee (Ad hoc committee): No current action is required.
- 7.9 Art Committee (Ad hoc committee): Request for volunteers was not successful with only one individual showing any interest. The committee will review alternatives.

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

## **9. New Condominium Act Update:**

An amendment to the regulations to facilitate installation of electric vehicle charging systems was presented. A subsequent tour of the P2 basement indicated where such equipment might be located. Implication of these changes to the regulations will be monitored until such time as the Board feels comfortable all rules and regulations are well established.

Communications Committee will establish a repository for materials relating to the new Act.

#### **10. Meet the Board report:**

No meeting in April, as the General Budget Meeting will provide participants the opportunity to receive updates.

#### **11. Other Matters:**

11.1 Renovation Request was reviewed and owner advised of Boards reservations.

11.2 Tractor Repair: YCC435 utilizes a tractor trailer to move garbage bins to the loading dock adjacent to Quebec Avenue. On occasion the gardener will utilize the machine for snow clearing at 50 Quebec. For YCC323 there is very limited use of the tractor. YCC435 wishes to charge back repair costs as part of the shared facilities – 36.5% to YCC323. The Board was not comfortable with this cost sharing. The Property Manager has been requested to renegotiate the charges to be more reflective of our use.

**12. Adjournment:** The meeting was adjourned at 4:18 p.m.

**Next Meeting:** The next Board meeting will be **Thursday, May 24 at 2 pm.**

President

Secretary