

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

Thursday, August 23, 2018

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

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

**OPENING OF THE MEETING**

There being a quorum present, Elizabeth 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.

MOVED BY Elizabeth Bihl  
SECONDED BY Brian MacDonald  
All were in favour and the motion was CARRIED.

**2. Approval of Minutes:**

2.1 The Board reviewed and approved the amended Minutes from July 26, 2018

MOVED BY John Hardie  
SECONDED BY Brian MacDonald  
All were in favour and the motion was CARRIED.

2.2 The Board reviewed and approved the amended *In Camera* Minutes from July 26, 2018

MOVED BY John Hardie  
SECONDED BY Brian MacDonald  
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 July 31, 2018.

MOVED BY Gary Legault  
SECONDED BY Elizabeth Bihl  
All were in favour and the motion was CARRIED.

#### 4. Matters Arising from Past Minutes

4.1 Replace Garage Light with LED: Will be started when Ontario Government approves the requested grant (incentive).

4.2 Meeting Room Door Replacement: Will be done shortly – estimate is Saturday August 25<sup>th</sup>.

4.3 Bicycles: The unused bikes that are in storage will undergo an inventory review. Unclaimed bicycles will be culled by sending them to scrap metal dealer or auctioned off soon. Once completed, the space requirements can be ascertained to provide parking to those on the current request list.

#### 5. Contracts and Proposals

5.1 Corner Units Window Replacement: The Board approved the awarding of this contract to Aluminum Windows Design (AWD) at a cost of \$900,000. Implementation will start in the Spring of 2019 starting at the north end of the building.

MOVED BY Bojan Grbic  
SECONDED BY Brian MacDonald  
All were in favour and the motion was CARRIED.

5.2 Engineering Proposal: The Board approved hiring R & C Engineering Inc. to consult and monitor the replacement of the corner windows based on a 3.2% cost of the final window replacement contract (AWD):

MOVED BY Gary Legault  
SECONDED BY Brian MacDonald  
All were in favour and the motion was CARRIED.

5.3 Booster Pumps Replacement: The Board approved the hiring of *Rikos Energy* to replace the booster pumps at a cost of \$300,000.

MOVED BY Bojan Grbic  
SECONDED BY Gary Legault  
All were in favour and the motion was CARRIED.

#### 6. Items Completed

6.1 West Windows Replacement

#### 7. Committee Liaison Reports:

7.1 HPGR: No current action is required. Pool cover has been replaced.

7.2 Communication Committee: No current action is required. What's Happening for September 2018 publishing is almost complete.

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): No current action is required.

7.6 Landscaping Committee: No current action is required.

7.7 Construction Committee (GSCMC): This committee has been actively involved with the city and the developer: concerns over cement dust not being contained.

7.8 Library Committee (Ad hoc committee): No current action is required.

7.9 Art Committee: A) Suggestions for posters for the Games Room were discussed. B) Art Committee members – Lena Belanger, Katy Paul-Chowdhury, Carol Beamish, Thomas Chen, Elisabeth Bihl and Brian MacDonald.

**8. Review of Action Item List:** The list was reviewed. Replacing booster pumps project is underway and has been removed from the action list.

**9. New Condominium Act Update:** Isan updated the Board about issues, specifically regulations related to proxy forms.

**10. Meet the Board report:** Discussion was positive and active.

**11. Other Matters:**

11.1 Interview for Assistant Superintendent/Cleaner: There are good candidates currently being considered.

11.2 Emails and Letters: These were all dealt with. There was a discussion about owners having a right to inspect proxy forms at an AGM (see 9 above.)

11.3 Damage from air conditioner in 2600 was discussed and resolved.

11.4 Problem with ill-fitting sliding window in 2600 has been addressed.

**12. Adjournment:** The meeting was adjourned at 5:37 p.m.

**Next Meeting:** The next Board meeting will be **Tuesday, September 25 at 2 pm.**

President

Secretary