

YORK CONDOMINIUM CORPORATION 323

Minutes of the Board of Directors Meeting

Thursday, December 13, 2018

Present: Elisabeth Bihl President
Brian MacDonald Vice President
John Hardie Secretary
Gary Legault Treasurer

Regrets: Bojan Grbic Director

By invitation: Isan Murat Property Manager, Crossbridge

OPENING OF THE MEETING

There being a quorum present, Elisabeth Bihl called the meeting to order at 1:12 p.m.

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

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

2. Approval of Minutes:

2.1 The Board reviewed and approved the Minutes from November 20, 2018

MOVED BY Brian MacDonald
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 November 2018.

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

4. Matters Arising from Past Minutes

4.1 Replace Garage Light with LED: In progress. Test section has been installed on the P3 parking level. After review by Board, the intensity of the lighting was agreed allowing installation to begin.

4.2 Corner Units Window Replacement: In progress. Tentative mock up will be installed in February 2019, weather permitting.

5. Contracts and Proposals

5.1 Management Contract: Crossbridge has submitted an amendment to the current contract to be effective from May 1, 2019 to April 30, 2022. Approval of the increase was deferred to allow a review of the financial procedure's requirements currently in place e. g. are three quotes required given the size of the contract.

5.2 Diginotice Monitor: The monitor located in the service elevator is damaged and no longer displays images. As this is an integral part of the building communication, the Board approved the purchase a new monitor, including installation,

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

6. Items Completed

- 6.1 Booster pumps replace (limited disruption to residents)
- 6.2 Installation of wall mirrors in both saunas.
- 6.3 Annual fire inspection deficiencies have been attended to.
- 6.4 Refurbished treadmill purchased and installed.

7. Committee Liaison Reports:

- 7.1 HPGR: No current action is required.
- 7.2 Communication Committee: Viewpoint 50 – Year in Review is completed and will be circulated shortly. Claire Hardie, the guest editor, has informed the committee that she is relinquishing her duties as editor. The Board expressed their appreciation for her commitment to the newsletter.
- 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) (Ad hoc committee): Bojan is monitoring this.
- 7.8 Library Committee (Ad hoc committee): This committee has effectively disbanded and will no longer be addressed in the Committee Liaison reports.
- 7.9 Art Committee: A photographic exhibit of resident photographs is now on display.

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

9. New Condominium Act Update: Isan provided written commentary from various lawyers addressing new issues that have arisen from the new Condo Act.

10. Meet the Board report: No meeting was scheduled.

11. Other Matters:

11.1 Email : Gary will arrange a meeting to discuss the concerns expressed.

11.2 Request from unit : Isan is working with the owner to arrive at a satisfactory conclusion.

11.3 LED Lighting: Radio interference from this form of lighting was a concern (July 19, 2011 report). Advancements in technology have greatly reduced this problem and no further action is required by the Board or management.

12. Adjournment: The meeting was adjourned at 3:39 p.m.

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

President

Secretary

Redacted