

**YORK CONDOMINIUM CORPORATION 323**  
Minutes of the Board of Directors Meeting  
Thursday, June 24, 2018

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

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 1:55 p.m.

**1. Review and Acceptance of Agenda:**

1.1 The Board reviewed and approved the amended agenda.

**2. Approval of Minutes:**

2.1 The Board reviewed and approved Minutes from May 24, 2018.

          MOVED BY            John Hardie  
          SECONDED BY        Elisabeth Bihl

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 May 2018 and draft year-end financial results to April 30, 2018

          MOVED BY            Gary Legault  
          SECONDED BY        Elisabeth Bihl

All were in favour and the motion was CARRIED.

**The Meeting was suspended and reconvened on July 4<sup>th</sup> at 2:25 pm.**

\*\*\*\*\*

**July 4, 2018**

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

4.1 The south west facing windows and paneling replacement on units 4 and 6 is progressing in accordance with the construction plans. Minor problems have been addressed. The project is being monitored by a professional engineer familiar with this type of upgrade.

4.2 Meeting Room Door Replacement: The Exterior door to the Meeting Room will be replaced as part of the overall window project.

## 5. Contracts and Proposals

- 5.1 Quotations to upgrade internal lighting (hallways, exit stairs) and improve the efficiency of the building's booster pumps will be delayed until after the window replacement contract is completed. This will allow time for the new Ontario government to clarify new subsidy programs or plans for current subsidies.
- 5.2 A proposal to upgrade the garage lighting has been sent back to Lumenix for further clarification. This proposal remains an action item with a preliminary start date mid-August of this year. There maybe some disruption in the garage as old lighting is removed and replaced with LED fixtures.

## 6. Items Completed and Planned for the coming month

- 6.1 Paint walls in Sauna
- 6.2 Replace Vanities in Sauna
  - 6.2.1 Note Both saunas are being utilized by the window replacement workers to store various work materials.

## 7. Committee Liaison Reports:

- 7.1 HPGR: No current action is to be taken. *{Each year modifications and improvements are scheduled. For the 2019 calendar year, the plan is to introduce additional shading around the pool, the west side}.*
- 7.2 Communication Committee: No current action is required. *(Operating procedures will be circulated to board members for comment.)*
- 7.3 Health and Safety Committee (Ad hoc): No current action is required.
- 7.4 Neighbours Committee: No current action is required – summer hiatus
- 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): No current action is required.
- 7.8 Library Committee (Ad hoc committee): No current action is required.
- 7.9 Artwork (Ad hoc committee): Four local artists were selected to display 3 pieces of their work in the meeting room. Residents were invited to review and choose their favorite pieces. Input from over 70 submissions allowed the committee to recommend to the corporation the purchase of the following pieces:
  - 7.9.1 Susan Manchester *(Deconstructing the Jester)*
  - 7.9.2 David Tomlin *(The Wind Blows Where It Will)*
  - 7.9.3 Eleanor Lowden *(King and Umbrellas)*

MOVED BY Elisabeth Bihl

SECONDED BY Brian MacDonald

All were in favour and the motion was CARRIED.

**8. Review of Action Item List:**

8.1 The list will be reviewed at a future meeting

**9. New Condominium Act Update:**

9.1 The new Proxy Form, for use at the AGM, is now established and in use, as of May 10, 2018

**10. Meet the Board report:** No report.

**11. Other Matters: (Sections 11 to 11.2 IN CAMERA and not subject distribution)**

11.3 Correspondences from residents were addressed and appropriate information provided.

11.4 The Annual Management Guide was reviewed and clarifications provided where needed.

**12. Adjournment:**

12.1 The meeting was adjourned at 5:45 p.m.

12.2 The next Board Meeting will be Thursday, June 28th at 2 PM

President

Secretary

**YORK CONDOMINIUM CORPORATION 323**

Minutes of the Board of Directors Meeting

**IN CAMERA**

Friday, June 15, 2018

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

**Note:** Given the urgency of events, discussions were required during business hours, thus making it impossible for Bojan Grbic to attend.

**OPENING OF THE MEETING**

There being a quorum present, Elisabeth Bihl called the meeting to order at 9:30 a.m.

**Background:**

On Wednesday, June 13<sup>th</sup> a heated conflict between Radu Prisacareanu (Superintendent) and Isan Murat (Property Manager) occurred in the lobby. Elisabeth and Brian witnessed the event (Gary involved also?), along with a number of residents entering or exiting the lobby.

This exchange continued in the lobby or outside the management office. Radu Prisacareanu entered the office and threw his keys on the desk. The implication was that he had quit his position.

Isan Murat advised Crossbridge, copy to Board members, that he (Isan) resigned. Subsequently he was seen taking some personal items from the office to his car.

The conflict and possible implications on YCC323 was a major concern. Elisabeth and Brian (Gary?) agreed that the Board should seek out legal advice to protect the two antagonists and any innocent bystanders. A request was sent to Crossbridge's Area Manager Devis Cerkani for a referral to a qualified legal firm.

On Thursday, the Board received a referral to Shibley Righton. After several attempts to contact one of the referrals, we learned the lawyers were at a conference and may be difficult to reach. Through Elisabeth's persistence, we were able to explain our quandary to a legal assistant. Subsequently we were told Shibleys had assigned someone to look into the problem. Patrick Greco did call and was given additional details. He undertook to do some research and call back on Friday with suggestions and recommendations.

**Motions:**

1. It was **MOVED** by John Hardie, **SECONDED** by Brian MacDonald, and carried, **THAT:** Since Radu Prisacareanu did not resign his position on Wednesday, June 13<sup>th</sup>, 2018, which he subsequently confirmed verbally to John Hardie and Brian MacDonald, the Board will terminate his employment with YCC323 on June 18, 2018.
2. It was **MOVED** by Brian MacDonald, **SECONDED** by Elisabeth Bihl, and carried, **THAT:** Since there will be a delay in preparing termination papers, Radu Prisacareanu

will be put on paid leave immediately and will not be allowed to perform any duties for the YCC323.

3. It was MOVED by John Hardie, SECONDED by Brian MacDonald, and carried, THAT: Given the level of animosity and concern for the safety of the residents, together with the necessity of a security presence during the upcoming window replacement project, the Board approves hiring a security firm for a limited amount of time. Termination of such contract will be at the discretion of the Property Manager.
4. It was MOVED by Elisabeth Bihl, SECONDED by Brian MacDonald, and carried, THAT: YCC323 will contract with the law firm of Shibley Righton to prepare a termination letter dated Monday June 18, 2018 advising Radu Prisacareanu that his contract with YCC323 is terminated immediately. The conditions of termination will be subject to his contract of employment. The Board may, however, recommend enhancements to the settlement.
5. It was MOVED by John Hardie, SECONDED by Elisabeth Bihl, and carried, THAT: Given the vacancy created by this action, the Board will defer hiring a replacement for a period not extending beyond the current management contract with Crossbridge. The Property Manager will be given authority to adjust the work schedule of the current Assistant Superintendent and, if deemed appropriate, adjust his salary accordingly. The Property Manager has the authority to engage temporary help to alleviate undue stress on the current Assistant Superintendent.

The meeting was adjourned at 12:30 p.m.

The next In Camera Board Meeting will be scheduled for Monday, June 18th at 1:00 PM.

**YORK CONDOMINIUM CORPORATION 323**  
Minutes of the Board of Directors Meeting  
**IN CAMERA**  
Monday, June 18, 2018

Present:        Elisabeth Bihl        President  
                 Gary Legault         Treasurer

Telephone conference call with Deborah Howden of Shibley Righton

- 1.1 On advice from legal counsel, the original termination agreement was revised enhancing the settlement to the Superintendent. The changes are intended to encourage Mr. Prisacareanu to vacate his residence as quickly as possible.

MOVED BY        Gary Legault

SECONDED BY    Elisabeth Bihl

Email approval: John Hardie and Brian MacDonald

All were in favour and the motion was CARRIED