

YORK CONDOMINIUM CORPORATION 323
Minutes of the Board of Directors Meeting
Thursday, August 28, 2014

Present: Jean Cormier
Frank Delling
Gord Hamilton
John Hardie
Fern Stimpson

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

OPENING OF THE MEETING

There being a quorum present, Frank Delling called the meeting to order at 1:00 pm.

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

2. Approval of Minutes

2.1 The Board reviewed and approved the Minutes from July 24, 2014.

MOVED BY Gord Hamilton
SECONDED BY Fern Stimpson
All were in favour and the motion was CARRIED.

3. Approval of Financial Statements

3.1 The Board reviewed and accepted the Financial Statements for the period ending July 31, 2014.

MOVED BY John Hardie
SECONDED BY Frank Delling
All were in favour and the motion was CARRIED.

4. Matters Arising from Past Minutes

4.1 Doors Project Specification and Tender: The Board approved hiring Aluminum Windows and Doors.

MOVED BY Frank Delling
SECONDED BY Gord Hamilton
All were in favour and the motion was CARRIED.

4.2 Brown-out Problem Investigation: Ongoing investigation.

4.2.1 The Thermal scanning of part of the investigation did show a faulty switching unit for the locker room heaters. The Board approved the hiring of B&R Electric to repair this problem.

MOVED BY Fern Stimpson
SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

4.2.2 The Chiller automatic start-up settings are currently being reviewed by a contractor as part of the continuing brownout problem investigation.

4.2.3 Ground bar connections are to be checked and tightened during the shutdown period of the emergency generator power switchover.

4.3 Garbage Chute Odour Problem Investigation: Further investigation has revealed that there are gaps in the chutes which cause odours in some units. Repairs were made on the 3rd and 7th floors. Other floors are being monitored.

5. Contracts and Proposals

5.1 Lobby Renewal Project Update: Presentation boards providing furniture options, the virtual walkthrough design, and the contract tender document are being prepared by the project manager.

5.2 Front Door Motion Sensor: The Board approved Roel Security to install a motion sensor to activate the north exiting door from the main lobby. The installation will aid residents when exiting the building.

MOVED BY Frank Delling

SECONDED BY Fern Stimpson

All were in favour and the motion was CARRIED.

5.3 Panel Painting and Concrete Coating: Progressing well.

5.3.1 Balcony painting: The Board agreed on a three stage approach to have all balconies that are not presently painted to be painted with the approved colour:

1) Request all owners with an unpainted balcony(s) to paint their balcony(s) at their own expense.

2) Directly communicate with owners with unpainted balconies to paint their balcony(s) at their own expense.

3) The corporation will undertake to paint the balcony(s) with a charge-back to the owners.

MOVED BY Fern Stimpson

SECONDED BY Jean Cormier

All were in favour and the motion was CARRIED.

5.4 Emergency Generator: The board approved the signing of the CCDC (Canadian Construction Document Committee) contract with Superior Boiler Works and Welding to order the new generator, prepare the cabling work and install the generator.

MOVED BY Fern Stimpson

SECONDED BY Frank Delling

All were in favour and the motion was CARRIED.

5.5 Garage Leak Repair: The Board approved hiring Matteo Renovation Ltd. to repair a water leak between P1 and P2.

MOVED BY Frank Delling
SECONDED BY Gord Hamilton
All were in favour and the motion was CARRIED.

5.6 Elevator Consultant Proposal: The Board approved the hiring of Ayling Consulting Services Inc. to inspect all parts of our elevator system with an optional cost for follow-up inspection.

MOVED BY Fern Stimpson
SECONDED BY Jean Cormier
All were in favour and the motion was CARRIED.

6. Items Completed

6.1 Townhouse Window Cleaning

7. Committee Liaison Reports

7.1 HPGR Board: A meeting will be held on October 21, 2014.

7.2 Meet The Board Report: Issues arising from the meeting were discussed by the Board and responses will be provided to the attendees.

7.3 Communication Committee: The Board expressed a special thank you to Terry Graham and Judy Coney for their many years of producing *Viewpoint 50*.

7.4 Energy Committee: No current action by the Board is required.

7.5 Health and Safety Committee: No current action by the Board is required.

7.6 Neighbours Committee: No current action by the Board is required.

7.7 Landscaping Committee: No current action by the Board is required.

7.8 Lobby Project: No current action by the Board is required.

7.9 Common Area Redesign Project: No current action by the Board is required.

7.10 Grenadier Square Redevelopment/High Park Coalition: The coalition is very optimistic about the outcome of the city's response to the developer and OMB. The garden party was a great success. The Coalition is hoping for a large resident turnout at the OMB hearing in September. Information about attending the OMB hearings starting September 8th will be posted.

7.11 Board Nomination Committee: This committee is constituted and will meet in September. **The AGM will be held October 16, 2014 in the Meeting Room at 7:00 p.m.**

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

9. Other Matters

9.1 Exit Stairs to the Townhouses: The north side stairwell will be painted.

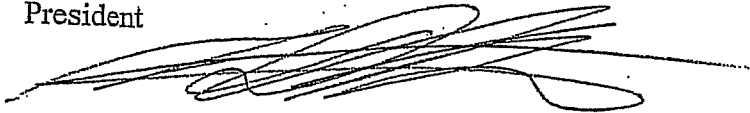
9.2 YCC 323 BBQ Party: The date has been changed to Friday, September 19, 2014. Details will be posted before September 19th.

10. Adjournment

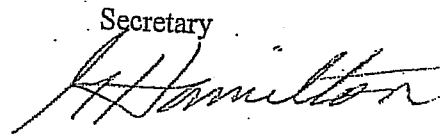
The meeting was adjourned at 3:40 p.m.

Next Meeting: The next regular Board meeting will be held **Thursday, September 25, 2014 at 1:00 p.m. in the Games Room.**

President

A large, dense, and somewhat illegible handwritten signature in black ink, consisting of many overlapping loops and lines.

Secretary

A handwritten signature in black ink that appears to read "A Hamilton" in a cursive style.