

**MINUTES OF THE ANNUAL GENERAL MEETING OF OWNERS  
YORK CONDOMINIUM CORPORATION #367  
HELD ON THURSDAY JUNE 8, 2017 AT 7:00 PM  
LOCATION – THORNHILL COMMUNITY CENTRE  
7755 BAYVIEW AVENUE – THORNHILL ONTARIO**

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**REPRESENTED IN PERSON – UNIT 2K, 10K, 14K, 24K, 29K, 35K, 38K, 41K, 45K, 49K, 3W, 5W, 7W, 17W**

**REPRESENTED BY PROXY – UNIT 8K, 12K, 16K, 20K, 22K, 28K, 32K, 40K, 11W, 15W**

**FROM NEWTON-TRELAWNEY PROPERTY MANAGEMENT:**

**Jackie Stavert representing Janet Saunders – PROPERTY MANAGER**

**AUDITOR- BYRON BULMER, CHARTERED ACCOUNTANT**

**CALL TO ORDER**

Susan Wickware assumed the Chair and called the meeting to order at 7:02 PM. There were fourteen (14) owners represented in person and ten (10) represented by proxy, for a total of twenty-four (24) units represented in total, providing us with a quorum for holding the meeting as set out by the Condominium Act 1998.

**INTRODUCTION OF HEAD TABLE**

The Chair introduced the head table –

Board Members Rhonda Sloane, Zoran Gadjanski and Susan Wickware. Not in attendance is Pam Young who is dealing with some health issues and David Haigh who is preparing to bring his brand-new daughter home from the hospital, possibly tonight. As well as Byron Bulmer, Auditor, Chartered Accountant and Property Manager from Newton-Trelawney Property Management Jackie Stavert representing Janet Saunders who is recovering from surgery. Jackie will be the Recording Secretary.

To ensure the Minutes may be recorded accurately, homeowners are asked to give both their name and their unit number when speaking.

**PROOF OF NOTICE**

The Chair advised that Proof of Notice was available for scrutiny at the Head Table should any of the owners be interested in reading this document.

**APPOINTMENT OF SCRUTINEERS**

The Chair requested volunteers from the floor to act as Scrutineers (no family members of nominees to act as Scrutineers for the evening. With the consent of the meeting Helen Juhasz (41K) and Beverly Ashkin (2K) volunteered.

## **APPROVAL OF THE MINUTES – JUNE 7, 2016**

The Chair requested approval to dispense with the reading of the June 7, 2016 Minutes.

MOTIONED BY Helen Hochberger (14K) and seconded by Barbara Siracusa (49K) to dispense with the reading of the June 7, 2016 Minutes. All in favour. CARRIED.

## **AUDITOR'S REPORT**

With Byron Bulmer, Chartered Accountant for YCC 367 presented the audited financial statements for 2016.

Byron Bulmer advised the homeowners that the audit conducted as per page 2 of the audited statement was accurate and up-to-date. Mr. Bulmer advised the Balance Sheet indicates the Operating cash at \$13,669, the Reserve cash at \$105,399, the Common Element assessment receivables at \$451 and the Miscellaneous accounts receivables at \$832. The accounts payable and accruals was \$6,660. Add all of these figures together less the accruals and the balance is \$113,691 going forward for future operations and repairs. The Income Statement up to the end of December 31<sup>st</sup> indicates the Owner's contribution to Common Element fees was \$235,008 less the Reserve Fund contribution of \$70,027. The Reserve Fund expenses amounted to \$156,747 ending with a net surplus in the General Operating Fund of \$8,293.00. The Reserve Fund Statement is a statutory requirement for Common Element repairs. Interest on the Owner's contribution amounted to \$1,205 with charges to the Reserve Fund in the amount of \$137,132. The Reserve Fund balance at the end of the year was \$105,398.00. The Statement of Cash Flows is a summary of cash in and out to the Condominium.

Byron Bulmer stated he would not read all of the Notes however he did point out Note 3 on page 8 of 8 the Corporation is adhering to the recommendations of the Engineer.

Byron Bulmer asked if there were any questions.

Mr. Galin (5W) stated there is a Reserve Fund expenditure for downspouts in the amount of \$2,859 and a year-end surplus of \$8,000 plus. Why was this expensed through the Reserve Fund account when it was not a major replacement or repair? Susan Wickware said the Board is aware the expense was taken from the Reserve Fund and was satisfied with doing so. Management stated although the repair could have been expensed from the Operating account it was the Board's decision to utilize the Reserve Fund. Expensing repairs from the Reserve Fund can assist the Planner with accurate spending for Common Element expenses when completing an up-dated report. Any surplus funds can be transferred to the Reserve Fund if the Board approves the transfer.

Byron Bulmer said major expenses can be put through the Operating or Reserve Fund accounts.

Byron Bulmer asked if there were any further questions. There were not.

Susan Wickware thanked Byron for attending the meeting and excused him.

## **APPOINTMENT OF AUDITOR**

The Chair called for a Motion from the floor to appoint Byron Bulmer as Auditor for the fiscal year 2017 with remuneration to be determined by the Board of Directors.

ON MOTION by Debra Ross (24K) and seconded by Helen Hochberger (14K)



Byron Bulmer, Chartered Accountant is hereby appointed as Auditor for the 2017 fiscal year with remuneration to be determined by the Board. All in favour. CARRIED.

### **TREASURER'S REPORT**

Rhonda Sloane read Treasurer David Haigh's report and stated a copy would be mailed to all owners. The Report was handed to the Recording Secretary – attached.

Rhonda Sloan asked if there were any questions.

Howard Galin (5W) stated the Treasurer's Report was inconsistent. How can the Corporation have \$100,000 for emergencies when the Reserve Fund is currently \$105,000? Rhonda Sloan said \$100,000 is a reasonable Reserve Fund amount.

Howard Galin (5W) believes the Board spent \$65,000 for curbs and it was not scheduled on the Reserve Fund Study. Rhonda Sloan said there were problems with some cracked and disrepair curbs and driveways. Susan Wickware mentioned in 2014 the Reserve Fund Study had allotted \$10,000 for Pavement & Curb repairs and \$46,143 in 2019 for driveway/pavement repairs. Although this expense was not allocated to 2016 they were necessary to be completed. Rhonda Sloane said she would bring this concern to David Haigh's attention.

Rundong Zhang (10K) referred to page 4 of 8 in the financial statements and asked how the water is calculated for each unit. Susan Wickware said each unit pays approximately \$86 per month for water.

### **PRESIDENT'S REPORT**

Susan Wickware thanked everyone for taking the time to come to the meeting this evening. A thorough and informative report was presented and handed to the Recording Secretary – attached.

Susan Wickware asked if anyone had any questions pertaining to the President's Report?

Elaine Butler (9W) asked if owners will be notified if their concrete slabs are being replaced. Susan Wickware said yes, those owners with *original* slabs.

Veronica Daniar (35K) will cracked patio stones be replaced. Susan Wickware said yes.

Veronica Daniar (35K) what were the results when you checked the unit's toilets and taps? Susan Wickware stated no water leaks were found, however the consumption of water is contributing to the rise in costs.

Elaine Butler (9W) asked if the rear patio stones can be power washed. Susan Wickware answered yes.

Susan Wickware spoke to Veronica Daniar's (35K) comment about the water consumption. The fact is the toilets are running 24 hours and consuming a lot of water. We can keep emphasizing to use consumption wisely.

Rundong Zhang (10K) asked if she was qualified for the window frame replacement. Susan Wickware said she would address her question with her after the meeting.

Howard Galin (5W) asked the Board if we can reasonably make the assumption after hearing all the repairs to be done as stated in the President's Report that there will be an increase to the fees. Susan Wickware said the repairs are a "wish list" and the Property Manager is gathering quotes for view and discussion.

Rhonda Sloane said the Board of Directors is going to stay within the Reserve Fund Study recommendations. Susan Wickware said she believes the \$100,000 in the Reserve Fund is a reasonable sum.

Zoran Gadjanski added that we are all owners and will keep in mind all expenses and the impact on the Reserve Fund.

Debra Ross (24K) said you mentioned sidewalks. Is that slabs? Susan Wickware said it is the three (3) sidewalks that are cracked.

Veronica Daniar (35K) asked if the lawns around the new boxes being replaced will be back charged to the owners as they are to look after their own grass. Susan Wickware said the Board is looking into the turf restoration list and the expenses will be discussed.

Helen Hochberger (14K) asked if the pathway from her unit beside 24K will be repaired along with 58K? Susan Wickware said both are not safe and will be repaired.

#### **ELECTION OF DIRECTORS**

The Chair declared the meeting open for nominations for the two (2) positions available for the Board of Directors, both three (3) year terms. Susan Wickware reported Rhonda Sloane and Zoran Gadjanski had put their names forward for re-election. Susan Wickware asked for persons to nominate both nominees -

Rhonda Sloan (29K) nominated Zoran Gadjanski (17W)  
Zoran Gadjanski (17W) nominated Rhonda Sloan (29K)

The Chair called for further nominations from the floor.

The Chair called for further nominations three (3) times. No further nominations were received. The Chair declared the nominations closed.

#### **ELECTION RESULTS**

The Chair declared as there are no further nominations and no vote required both Rhonda Sloan (29K) and Zoran Gadjanski (17W) be acclaimed to the Board of Directors each for three (3) year terms.

#### **NEW BUSINESS**

The Chair stated: "Be it resolved that all acts, contracts, by-laws, proceedings, appointments, elections, and payments enacted, made, done and taken by the Directors and Officers of the Corporation since the last meeting of the members on June 7<sup>th</sup>, 2015, as the same are set out or referred to in the Minutes of the Board of Directors or in the financial statements submitted to this meeting be and the same are hereby approved, ratified and confirmed."

The floor was then opened for New Business and discussion.



Beverly Ashkin (2K) said she feels offended by the burgundy colour of 32K's front door. Was the painting of the door approved by the Board?

Both Rhonda Sloane and Susan Wickware stated they were not Directors on the Board at that time and cannot speak to her question.

Zoran Gadjanski said a standard colour was chosen many years ago and should have been followed. From what I can recall the owner was changing the front door colour. The Board at that time assumed the owner was going to paint it beige. Zoran Gadjanski approached the owner explaining the Rule and was faced with the owner stating he was not going to repaint it.

Beverly Ashkin (2K) asked what is the Board going to do about it? Is there anything that can be done? Susan Wickware said the Board will follow-up with the owner to change it back to beige.

Jackie Stavert said the Board has the authority to ask the owner to change the door back to beige or back charge the owner the cost for the Corporation to do so on his behalf.

Beverly Ashkin (2K) said 34K has changed his front lawn with river rocks. What is being done about this? Rhonda Sloane said the Board will speak with the owner.

Jackie Stavert said the Property Manager can discuss the situation with the Board to see if they will accept the change and propose the owner registers the Common Element alteration via a Section 98 Agreement between the Corporation and the owner. The cost for this registration is \$300.00. Janet Saunders will follow-up with the Board.

Helen Hochberger (14K) asked how the Visitor parking was going? Has it improved considering all of the efforts? Both Zoran Gadjanski and Susan Wickware state it has been effective and there are parking spots for Visitors. People have been ticketed but not towed. One car was ticketed four (4) days in a row.

Susan Wickware asked if there were any further questions. No there were no.

#### **ADJOURNMENT OF MEETING**

As there is no further business Susan Wickware asked for a Motion to adjourn the meeting.

ON MOTION BY: Helen Juhasz (41K) and seconded by Barbara Tate (45K)

The meeting is hereby adjourned at 8:15 PM. CARRIED.