

**METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 1295**

**“St. James”**

**MINUTES OF THE BOARD OF DIRECTORS’ SPECIAL MEETING**

Multipurpose Room, 39 Jarvis Street, Toronto, ON

Monday, July 31, 2017 at 7:00 pm

**Board Members Present**

Eric Blanchard	President
Mary Jo Smith	Treasurer
Allister McCabe	Secretary
Lisa Melody Peterson	Director

**Regrets**

Jamie Alexander	Vice-President
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**By Invitation**

John Richard	Property Manager, Crossbridge Condominium Services Ltd.
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**1.0 CALL TO ORDER**

There being a quorum present, the meeting was called the meeting to order at 7:05 p.m.

**1.1 FINANCIAL REPORTS**

The board was presented with the 2016/2017 draft audited financial statements for review and signature. On a MOTION by M. Smith, seconded by E. Blanchard to approve the statements. Signed copies to be sent to the Auditor. Auditor to proceed to complete and forward the final 2016/2017 audited financial statements.

*Notes taken from the discussion: Items in the reserve fund for the upcoming year 2018 such as the decorating (carpets, ceilings, tiles, etc) to be completed in phases to ensure that there is sufficient funds available in the reserve fund account.*

**2.0 Other Business**

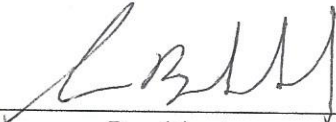
**2.1**

**3.0 DATE OF NEXT MEETING**

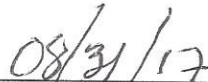
The date of the next meeting will be determined at a later time.

**4.0 CLOSE OF MEETING**

There being no further business to discuss, the meeting was closed at 10:20 pm.



\_\_\_\_\_  
President



\_\_\_\_\_  
Date



\_\_\_\_\_  
Secretary



\_\_\_\_\_  
Date