HOUSING YORK INC.

December 5, 2007

The Board of Directors of Housing York Inc. met at 2:45 p.m. in Committee Room A, Regional Building, 17250 Yonge Street, Newmarket, Ontario.

Directors present at this Meeting:

Ms B. Hogg – Chair
Mr. V. Spatafora, Vice Chair
Mr. M Ferri
Mr. B. Fisch
Mr. T. Van Bynen
Mr. T. Wong

Staff: P. Casey, B. Macgregor, S. Neill, S. Patterson, L. Russell, J. Simmons, K. South, J. Vanderburgh

Declaration of Interest

Nil

Confirmation of Minutes

07-29 It was moved by Mr. Spatafora, seconded by Mr. Ferri, that the Minutes of the Board of Directors of Housing York Inc. meeting of November 7, 2007 be confirmed, which was **Carried.**

2008 Business Plan and Budget

Sylvia Patterson, Director of Housing Services made a presentation regarding the 2008 Business Plan and Budget.

A Report of the General Manager dated November 28, 2007 was presented recommending that:

1. The 2008 Business Plan and Budget for Housing York Inc. be approved.

2. The 2008 Business Plan and Budget be presented to the shareholder for its receipt.

07-30 It was moved by Mr. Wong, seconded by Mr. Ferri, that the presentation by Sylvia Patterson be received and that the foregoing report be adopted, which was **Carried**.

Energy Management Retrofit Program

A Report of the General Manager dated November 21, 2007 was presented recommending that:

1. Staff be authorized to undertake energy management retrofits on 25 Housing York Inc. buildings over a five-year period starting in 2008, at up to a cost of $3.5 million.

2. York Region be requested to establish a loan from the Region's General Capital Reserve to complete these retrofit costs, net of any incentive funding received to undertake the works.

07-31 It was moved by Mr. Ferri, seconded by Mr. Wong, that the foregoing report be adopted, which was **Carried**.

Write-Off Former Tenant Bad Debts

A Report of the General Manager and Treasurer dated November 21, 2007 was presented recommending that:

1. The Board of Directors approve the write-off of nine former tenant accounts totalling $45,366.14.

2. The Board of Directors approve a policy revision to the Collection of Tenant Accounts Policy to engage a collection agency when internal collection efforts have been exhausted, a change from engagement only after the debt has been written-off.

3. The Board of Directors approve a policy revision to the Collection of Tenant Rent Policy to authorize the General Manager to write-off debt up to $6,000, a change from the current $3,000 limit, and report annually on all write-off activity for the year.

07-32 It was moved by Mr. Spatafora, seconded by Mr. Van Bynen, that the foregoing report be adopted, which was **Carried**.

Mortgage Renewal Hadley Grange

A Report of the General Manager dated November 16, 2007 was presented recommending that:

1. The Board approve a resolution for the Ministry of Municipal Affairs and Housing to launch the mortgage renewal for Hadley Grange located at 16105 Yonge Street in the Town of Aurora.

2. The Board authorize the Corporation's Chair and Secretary to execute all subsequent documents necessary to complete the transaction in accordance with the Corporation's signing authorities, subject to the prior review of the Solicitor and the Treasurer, as applicable.

07-33 It was moved by Mr. Fisch, seconded by Mr. Ferri, that the foregoing report be adopted, which was **Carried**.

There being no further business, the Board adjourned at 3:14 p.m.

Brenda Hogg, Chair

Susan Neill
for Denis Kelly, Secretary