



## Board of Directors

931 Yonge Street  
Toronto M4W 2H2

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The Board of Directors of the Toronto Community Housing Corporation met on Wednesday, June 6, 2007, at the Direct Energy Centre, Salon 105, Exhibition Place, 100 Princes' Boulevard, Toronto, ON, M6K 3C3 at 10:02 am

<b>Directors present:</b>	Dr. Mitchell E. Kosny, Chair	<b>Regrets:</b>	Councillor Paula Fletcher
	Ms. Mariam Adam		Councillor Suzan Hall
	Mr. John Brewin		Councillor Giorgio Mammoliti
	Mr. Cliff Martin		
	Ms. Penny Milton		
	Mr. David Mitchell		
	Mr. Nick Volk		
	Councillor Anthony Perruzza		
	Ms. Joan Simalchik		
	Mr. Ronald Struys		

<b>Also present:</b>	Mr. Derek Ballantyne, Chief Executive Officer
	Ms. Eileen Carroll, Vice President, Corporate Planning & Performance
	Mr. Gordon Chu, Chief Financial Officer and Treasurer
	Mr. John Fox, General Counsel
	Ms. Haney-Kileeg, General Manager, AHCI
	Ms. Keiko Nakamura, Chief Operating Officer
	Mr. Howie Wong, General Counsel
	Mr. Raphael Yanqui, Manager Business Infrastructure and Support AHCI

The Chair, Dr. Mitchell Kosny called the meeting to order, and Elora Nichols served as recording secretary.

### **DECLARATION OF CONFLICT OF INTEREST**

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The Chair requested members of the Board of Directors to indicate any Public Agenda Item in which they had a conflict of interest, together with the nature of the interest. None were declared.

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**MINUTES      CONFIRMATION OF MINUTES OF THE TORONTO COMMUNITY HOUSING CORPORATION FOR APRIL 27 AND TELECONFERENCE APRIL 30, 2007**

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*Motion carried*    **ON MOTION MADE** by Mr. Cliff Martin, seconded by Ms. Penny Milton:

the Board of Directors adopted the above-captioned minutes without amendment.

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**APPROVAL OF AGENDA**

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The Chair requested that Items 1, 3 and 7 be dealt with first on the Agenda.

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**ITEM 1      ACCESS HOUSING CONNECTIONS INC (AHCI)      TCHC:2007-89**  
**2006 ANNUAL GENERAL MEETING**

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*Motions carried as amended*    The Board of Directors had before it the above-captioned report (TCHC:2007-89) from the Chief Executive Officer recommending that the Board of Directors:

- (1)    approve an exemption from the requirement for AHCI to produce audited financial statements for the 2006 fiscal year;
- (2)    convene an Annual General Shareholders Meeting of Access Housing Connections at the June TCHC Board meeting to:
  - (a)    approve and accept the AHCI financial statements for 2006, in line with the requirements of the Shareholder Direction and the Ontario *Business Corporations Act*; and
  - (b)    appoint TCHC's auditors as the accountants to AHCI;
  - (c)    approve the revised Financial Control By-Law #2 (now By-Law #3);
  - (d)    receive the AHCI Annual Report;

- (2) appoint the CEO of TCHC or his designate as proxy to act on behalf of TCHC at AHCI's Annual General Shareholders Meeting; and
- (3) authorize the appropriate TCHC staff to give effect to the above recommendations.

**ON MOTION MADE** by Mr. Cliff Martin, seconded by Ms. Penny Milton:

the Board of Directors adopted the report.

**ON MOTION MADE** by Mr. Cliff Martin, seconded by Mr. David Mitchell the Board of Directors added a further recommendation (4) as follows:

*(4)"that the Board express their thanks to the AHCI staff who have been diligently improving their customer service."*

And adopted the report as so amended.

**ADJOURNMENT:**

**ON MOTION MADE** by Ms. Penny Milton, seconded by Ms. Joan Simalchik:

the Board of Directors adjourned the Public Meeting of the Board of Directors at 10:08 a.m. to convene the Access Housing Annual Meeting.

**RECONVENE:**

**ON MOTION MADE** by Mr. Cliff Martin, seconded by Mr. David Mitchell:

the Board of Directors reconvened the Public Meeting of the Board of Directors at 10:21 a.m.

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**ITEM 2                      REVISED BOARD EXPENSE POLICY                      TCHC:2007-90**

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*Motions  
carried*

The Board of Directors had before it the above-captioned report (TCHC:2007-90) from the Chief Executive Officer recommending that the Board of Directors:

- (1)     approve the revisions to the policy as highlighted in the attached (Appendix 1 Revised Policy Re: Reimbursement of Directors Expenses);
- (2)     approve reimbursement rates as set out in this report; and
- (3)     authorize the appropriate TCHC staff to give effect to the above recommendations.

**ON MOTION MADE** by Mr. Cliff Martin, seconded by Mr. David Mitchell:

the Board of Directors approved the report without amendment.

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**ITEM 3                      STRATEGY FOR CONTRACT PROPERTY  
MANAGEMENT SERVICES                      TCHC:2007-91**

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*Motions  
carried as  
amended.*

The Board of Directors had before it the above-captioned report (TCHC:2007-91) from the Chief Executive Officer recommending that the Board of Directors:

- (1)     approve the strategy for contracted property management services;
- (2)     approve the criteria for the selection of contract management buildings;
- (3)     request staff to report on the buildings selected for contract management and the subsequent process;
- (4)     approve the extension of the current property management contracts for the period of January 1, 2008 to March 31, 2008; and
- (5)     authorize the appropriate Toronto Community Housing staff to take the necessary actions to give effect to the above recommendations.

**ON MOTION MADE** by Ms. Penny Milton, seconded by Mr. David Mitchell:

the Board of Directors approved the report and made further recommendation (6) as follows:

(6) *“that staff develop a strategy for monitoring the performance under the new contracts.”*

And adopted the report as so amended.

The Chair informed the Board that Councillor Hall is supportive of the recommendations.

**Deputation:**

Mr. Julius Mlynarski, South Etobicoke Community Legal Services and on behalf of Linda Mitchell, Scarborough, Legal Services.

Mr. Mlynarski presented the Board of Directors with a written deputation and highlighted the most important points in his presentation.

The Chair on behalf of the Board thanked Mr. Mlynarski for his deputation.

At 11:01 am Mayor David Miller entered the meeting.

The Chair on behalf of the Board welcomed Mayor Miller to the TCHC Board meeting.

Mayor Miller thanked the Board members, CEO and staff for their commitment to TCHC and the City. The Mayor expressed pride in the direction that TCHC is taking to become preeminent across Canada in the way it works with tenants, the environment, the approach to youth in the Community and portfolio revitalization.

**ADJOURNMENT:**

**ON MOTION MADE** by Mr. Cliff Martin, seconded by Ms. Mariam Adam:

the Board of Directors adjourned the Public Meeting of the Board of Directors at 11:10 a.m. to meet with the Mayor and tour the TCHC staff booths and conference in the Heritage Court.

**RECONVENE:**

**ON MOTION MADE :**

the Board of Directors reconvened the Public Meeting of the Board of Directors at 12:32 p.m.

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**ITEM 4            2007, 1<sup>st</sup> QUARTER PERFORMANCE REPORT            TCHC:2007-82**

*Motion carried* The Board of Directors had before it the above-captioned report (TCHC:2007-82) from the Audit Committee recommending that the Board of Directors receive the quarterly report for information.

**ON MOTION MADE** by Mr. Nick Volk, seconded by Mr. David Mitchell:

the Board of Directors received the full quarterly report for information.

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**ITEM 5            2006 TORONTO COMMUNITY HOUSING CORPORATION FINANCIAL STATEMENTS & AUDIT RESULTS            TCHC:2007-81**

*Motion carried* The Board of Directors had before it the above-captioned report (TCHC:2007-81) from the Audit Committee recommending that the Board of Directors:

- (1) receive the attached 2006 TCHC Financial Statements and the report from the Auditor entitled "Audit Results - – Toronto Community Housing Corporation Year Ended December 31, 2006";
- (2) forward the report to the Board of Directors recommending that the Board approve the 2006 TCHC Financial Statements, and that the two directors be authorized to sign the Balance Sheet on behalf of the Board;



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Committee on the process involved in increasing the number of tenants appointed to the Board of Directors from two to four; and

- (5) that the Board of Directors adopt the report as so amended.

**ON MOTION MADE** by Ms. Penny Milton, seconded by Mr. David Mitchell:

the Board of Directors adopted the report.

**ON MOTION MADE** by Mr. John Brewin, seconded by Mr. David Mitchell the Board of Directors made a further recommendation (6) as follows:

*(6) "that the CEO request the City of Toronto to consider augmenting the number of Tenant Representatives to the Board of Directors by (2) thus changing the number of Board members to 15; and that the above motion be referred to the Board of Directors."*

And adopted the report as amended.

**Deputations:**

Ms. Linda Coltman, TCHC resident, Dundas Gooch (CHU 24)  
Ms. Coltman gave an oral presentation with an expanded written deputation to follow.

Ms. Pat McKendry, TCHC resident, Hydro Block (CHU 10)  
A written deputation by Ms. McKendry was distributed to the Board of Directors and Ms. McKendry read her recommendations to the Board.

The Chair on behalf of the Board of Directors thanked the deputants.

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**ITEM 8**                      **2007 OPERATING PLAN (REVISED)**                      TCHC:2007-77

*Motions carried*

The Board of Directors had before it the above-captioned report (TCHC:2007-77) from the Finance Committee recommending that the Board of Directors:

- (1) approve the 2007 Operating Plan as revised and detailed in the attached Appendix "A";



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- (2) authorize the CEO to make reserve contributions and withdrawals up to the amount in the approved Operating Plan from time to time as required: and
  - (3) authorize the appropriate TCHC officials to take the necessary action to give effect to Recommendation (1) and (2).

**ON MOTION MADE** by Mr. John Brewin, seconded by Ms. Penny Milton:

the Board of Directors adopted the report without amendment.

**ITEM 9                    UNIT REFURBISHMENT PROGRAM                    TCHC:2007-71**

*Motion carried* The Board of Directors had before it the above-captioned report (TCHC:2007-71) from the City Building Committee recommending that the Board of Directors receive the report for information.

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**ON MOTION MADE** by Mr. Cliff Martin, seconded by Mr. Nick Volk:

the Board of Directors received the report for information.

**ITEM 10                    TRANSFER OF RESERVE FUND                    TCHC:2007-78**

*Motions carried* The Board of Directors had before it the above-captioned report (TCHC:2007-78) from the Finance Committee recommending that the Board of Directors:

- (1) approve the transfer of \$15.0 million from the Unrestricted Reserve to the Regent Park Reserves; and
- (2) authorize the appropriate Toronto Community Housing Corporation officials to take the necessary action to give effect to recommendation (1).

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**ON MOTION MADE** by Mr. Nick Volk, seconded by Mr. Cliff Martin:

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the Board of Directors adopted the report without amendment.

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**ITEM 11            CITY BUILDING COMMITTEE MINUTES – APRIL**  
**19, 2007** TCHC:2007-73

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*Motion carried* The Board of Directors had before it the above-captioned minutes (TCHC:2007-73) from the City Building Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Mr. Nick Volk, seconded by Mr. Cliff Martin:

the Board of Directors received the minutes for information.

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**ITEM 12            COMMUNITIES COMMITTEE MINUTES – APRIL**  
**12, 2007** TCHC:2007-83

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*Motion carried* The Board of Directors had before it the above-captioned minutes (TCHC:2007-83) from the Communities Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Mr. Nick Volk, seconded by Mr. Cliff Martin:

the Board of Directors received the minutes for information.

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**ITEM 13            AUDIT COMMITTEE MINUTES – MARCH 14,**  
**2007** TCHC:2007-79

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*Motion carried* The Board of Directors had before it the above-captioned minutes (TCHC:2007-79) from the Audit Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Mr. Nick Volk, seconded by Mr. Cliff Martin:

the Board of Directors received the minutes for information.

**ITEM 14 FINANCE COMMITTEE MINUTES – MARCH 14, 2007**

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TCHC:2007-75

*Motion carried* The Board of Directors had before it the above-captioned minutes (TCHC:2007-75) from the Finance Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Mr. Nick Volk, seconded by Mr. Cliff Martin:

the Board of Directors received the minutes for information.

**IN CAMERA PROCEEDINGS**

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*Motion carried* **ON MOTION MADE** by Mr. Nick Volk, seconded by Ms. Mariam Adam:

the Board of Directors resolved to meet “*in camera*” to consider items A, B, C, D, E, F, G, H, I and K.

**PUBLIC PROCEEDINGS**

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*Motion carried* At 2:02 p.m. the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

**ON MOTION by** Mr. Nick Volk, seconded by Ms. Mariam Adam:

the Board of Directors ratified the actions authorized during the “*in camera*” meeting.

**ADJOURNMENT**

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The meeting of the Board of Directors was adjourned at 2:03 p.m.

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Secretary

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Chair