



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 May 15, 2009 in the Ground Floor Boardroom at 931 Yonge Street, Toronto at 9:35 a.m.

Directors present: Mr. David Mitchell, Chair
Ms. Zahra Dhanani
Councillor Paula Fletcher
Councillor Suzan Hall
Mr. Dan King
Councillor Giorgio Mammoliti
Ms. Carol Osler
Ms. Sheerin Sheikh
Mr. Ron Struys
Ms. Catherine Wilkinson

Regrets: Ms. Michelle Joseph
Mr. Greg Kalil
Councillor Anthony Perruzza

Also present: Mr. Derek Ballantyne, Chief Executive Officer
Mr. Harold Ball, Vice President, Human Resources
Mr. Gordon Chu, Chief Financial Officer and Treasurer
Mr. Mark Guslits, Chief Development Officer
Mr. Ian Fichtenbaum Director, Asset Management
Mr. John Fox, General Counsel - Development
Mr. Hugh Lawson, Director Corporate Governance
Ms. Keiko Nakamura, Chief Operating Officer
Ms. Lizette Zuniga, Director, Development and Real Estate
Ms. Evelyn Murialdo, Director Community Health Unit

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

DECLARATION OF CONFLICT OF INTEREST

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.

**MINUTES CONFIRMATION OF PUBLIC MINUTES OF THE TORONTO
COMMUNITY HOUSING CORPORATION FOR MARCH 30, 2009**

Motion carried **ON MOTION MADE** by Ms. Sheerin Sheikh, seconded by
Councillor Suzan Hall:

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

APPROVAL OF PUBLIC AGENDA

Motion carried **ON MOTION MADE:**

the Board of Directors amended the Public Agenda by deferring
Public Item 4 to In Camera Item P and approved the Agenda as
amended.

**ITEM 1 QUARTERLY PERFORMANCE REPORT FOR
THE 1st QUARTER ENDED MARCH 31, 2009 TCHC:2009-72**

Motion carried The Board of Directors had before it the above-captioned report
(TCHC:2009-72) from the Audit Committee recommending that the
Board of Directors receive the Quarterly Performance report for the 1st
Quarter ended March 31, 2009 for information.

ON MOTION MADE by Councillor Suzan Hall, seconded by Ms. Sheerin
Sheikh:

the Board of Directors received the report for information.

Ms. Carol Osler acknowledged the efforts of staff to pursue quantitative indicators that
would demonstrate stronger measures for the CMP.

The A/Chief Executive Officer will report back to the Board of Directors at a future
meeting on Community Safety Strategy, for an active discussion by the Board.

ITEM 2 2008 TORONTO COMMUNITY HOUSING CORPORATION FINANCIAL STATEMENTS AND AUDIT RESULTS TCHC:2009-68

Motions carried

The Board of Directors had before it the above-captioned report (TCHC:2009-68) from the Audit Committee recommending that the Board of Directors:

- (1) receive the attached 2008 TCHC Financial Statements and the report from the Auditor entitled “Toronto Community Housing Corporation, Audit Results – Year Ended December 31, 2008”;
- (2) forward the report to the Board of Directors recommending that the Board approve the 2008 TCHC Financial Statements, and that two directors be authorized to sign the Balance Sheet on behalf of the Board;
- (3) forward the signed Audit Report, Financial Statements and related items to the Shareholder as part of the annual reporting to the Shareholder; and
- (4) authorize the appropriate TCHC officials to take the necessary action to give effect thereto.

ON MOTION MADE by Councillor Paula Fletcher, seconded by Ms Catherine Wilkinson:

the Board of Directors adopted the report without amendments.

ITEM 3 CRITICAL INCIDENTS RESPONSE TCHC:2009-57

Motion carried

The Board of Directors had before it the above-captioned report (TCHC:2009-57) from the Organization Committee recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Councillor Paula Fletcher, seconded by Ms. Zahra Dhanani:

the Board of Directors received the report for information.

Ms. Catherine Wilkinson requested that the Communities Committee have a discussion on "Tenant Representative Abuse".

ITEM 4 FUNDING STIMULUS

Item deferred to In Camera Agenda The above-captioned Item was deferred to Item P on the In Camera Agenda

ITEM 5 BOARD OF DIRECTORS' COMMITTEES PUBLIC MINUTES TCHC:2009-52

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2009-52) from the Committee Chairs recommending that the Board of Directors receive the Finance Committee minutes, March 9, the Communities Committee minutes, February 20, the City Building Committee minutes March 11 and the Organization Committee minutes March 12, and 30, 2009 for information.

ON MOTION MADE by Councillor Giorgio Mammoliti, seconded by Ms. Zahra Dhanani:

the Board of Directors received the minutes for information.

ITEM 6 AUDIT COMMITTEE MINUTES FEBRUARY 25, 2009 TCHC:2009-69

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2009-69) from the Audit Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Councillor Giorgio Mammoliti, seconded by Ms. Zahra Dhanani:

the Board of Directors received the minutes for information.

ITEM 7 FAREWELL TO DEREK BALLANTYNE VERBAL

Motion carried The Chair made a brief speech on behalf of the Board of Directors thanking Mr. Ballantyne for his visionary leadership and courage to make bold decisions in support of social housing. The Chair applauded Mr. Ballantyne’s willingness to use innovative and radical solutions to create better social housing for the people of Toronto. Other members of the Board made brief remarks in support of the Chair and commended Mr. Ballantyne on the solid foundation of the organization he has helped create. The Board wished him success in his new venture at Build Toronto and warmly welcomed Ms. Keiko Nakamura to the position of Acting Chief Executive Officer.

Mr. Ballantyne thanked the Board and staff for their dedication to social housing and the hard work they have put in to make Toronto Community Housing Corporation one of the top employers in Canada and a leader in social housing.

IN CAMERA PROCEEDINGS

Motion carried **ON MOTION MADE** by Ms. Sheerin Sheikh, seconded by Ms. Zahra Dhanani:

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

PUBLIC PROCEEDINGS

Motion carried At 12:21 p.m. the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Ms. Carol Osler, seconded by Ms. Catherine Wilkinson:

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

ADJOURNMENT

The meeting of the Board of Directors was adjourned at 12:22 p.m.

Secretary

Chair