



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, December 13, 2006, in the Ground Floor Boardroom, 931 Yonge Street, at 9:33 a.m.

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

Also present:	Mr. Derek Ballantyne, Chief Executive Officer
	Mr. Gordon Chu, Chief Financial Officer
	Mr. Ian Fichtenbaum, Director Asset Management
	Mr. John Fox, General Counsel
	Mr. Mark Guslits, Chief Development Officer
	Mr. Hugh Lawson, Director, Corporate Planning & Performance
	Ms. Keiko Nakamura, Chief Operating Officer

The Chair, Dr. Mitchell Kosny 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.

The Chair congratulated Councillors Paula Fletcher and Giorgio Mammoliti on their reappointments to the Board of Directors.

**MINUTES CONFIRMATION OF MINUTES OF THE TORONTO COMMUNITY
HOUSING CORPORATION FOR NOVEMBER 15, 2006**

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

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

APPROVAL OF AGENDA

Motion carried The Agenda was approved.

ITEM 1 2006 TENANT SURVEY RESULTS TCHC:2006-179

Motion carried The Board of Directors had before it the above-captioned report
(TCHC:2006-179) from the Communities Committee recommending that
the Board of Directors receive the report for information.

ON MOTION MADE by Mr. Nick Volk, seconded by Ms. Joan Simalchik:

the Board of Directors received the report for information.

DEPUTATION:

Mr. Larry Heitner spoke to the Board on the matter of the Tenant Survey and said that
the Corporation has made great strides towards better tenant satisfaction but that the
high level messages from staff do not always reach the tenant level.

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

ITEM 2 2007 BUILDING CAPITAL PLAN TCHC:2006-185

Motions carried The Board of Directors had before it the above-captioned report
(TCHC:2006-185) from the Communities Committee recommending
that the Board of Directors:

- (1) approve the 2007 Building Capital Plan for a total budget of

\$138,436,000;

- (2) approve contracting with Housing Services Inc. for the work included in this plan as determined by the CEO; and
- (3) authorize the appropriate TCHC officials to take the necessary action to give effect to the above recommendations to implement the 2007 Building Capital Plan

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

the Board of Directors approved the recommendations without amendment.

ITEM 3

2007 MORTGAGE RENEWALS

TCHC:2006-182

Motions carried

The Board of Directors had before it the above-captioned report (TCHC:2006-182) from the Finance Committee recommending that the Board of Directors:

- (1) authorize the Ministry of Municipal Affairs and Housing (MMAH) to arrange mortgage refinancing for the Toronto Community Housing's mortgage obligations maturing in 2007 by adopting the attached Resolution set forth in Appendix "I" until such time as the TCHC may be instructed or invited to use a different approach to renewal of mortgages; and,
- (2) authorize the appropriate officials of the corporation to take the necessary action to give effect to Recommendation (1).

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

the Board of Directors approved the recommendations without amendment.

ITEM 4 CLARIFICATION OF FINANCIAL CONTROL BY-LAW NO.3 TCHC:2006-186

Motions carried

The Board of Directors had before it the above-captioned report (TCHC:2006-186) from the Finance Committee recommending that the Board of Directors:

- (1) approve the attached Financial Control By-Law 3A and direct the CEO to forward the by-law to the Shareholder for confirmation; and
- (2) authorize TCHC staff to take the necessary actions to give effect to recommendation (1) above.

ON MOTION MADE by Mr. Nick Volk, seconded by Ms. Joan Simalchik:

the Board of Directors approved the recommendations without amendment.

ITEM 5 CITY BUILDING COMMITTEE PUBLIC MINUTES – SEPTEMBER 6, 2006 TCHC:2006-180

Motion carried

The Board of Directors had before it the above-captioned report (TCHC:2006-180) from the City Building Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Ms. Joan Simalchik, seconded by Mr. David Mitchell:

the Board of Directors received the minutes for information.

ITEM 6 COMMUNITIES COMMITTEE PUBLIC MINUTES – OCTOBER 13, 2006 TCHC:2006-177

Motion carried

The Board of Directors had before it the above-captioned minutes (TCHC:2006-177) from the Communities Committee recommending that the Board of Directors receive the minutes for information.

the Board of Directors approved the proposed meeting dates for the first quarter of 2007.

IN CAMERA PROCEEDINGS

Motion carried **ON MOTION MADE** by Mr. Cliff Martin, 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, J, K and L.

PUBLIC PROCEEDINGS

Motion carried At 11:00 a.m. the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Mr. Cliff Martin, seconded by Councillor Paula Fletcher:

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

ADJOURNMENT

The meeting of the Board of Directors was adjourned at 11:01 a.m.

Secretary

Chair