1. DIRECTORS’ CODE OF ETHICS

York Condominium Corporation No. 84  
(the “Corporation”)

I have consented to act as a director of the Corporation and I agree to comply with the following **Directors’ Code of Ethics** throughout my term as a director:

**Honesty and Good Faith -** I will act honestly and in good faith. I will do nothing to violate the trust of the unit owners I serve.

**Care, Diligence and Skill -** I will exercise the degree of care, diligence and skill of a reasonably prudent person in comparable circumstances. I will make a concerted effort to attend all Board and owners’ meetings. I will act responsibly and with due diligence to become familiar with the affairs of the Corporation and to uphold its Declaration, description plans, by-laws, rules, resolutions, policies, agreements and requirements of the Condominium Act and the regulations made thereunder and other applicable legislation.

**Conflict of Interest -** I am not currently aware of any actual or potential conflict of interest with respect to any contract, transaction, building deficiency claim, warranty claim, legal action, proceedings or any matter detrimental to the Corporation. If I become aware of any conflict, I will immediately disclose it to the Board and provide a statement of that fact and the nature and extent of my interest. I will not promote my own interests or those of any owner, resident, family member, friend or contractor to the detriment of the Corporation. I will not seek any special benefits or privileges as a director or officer or accept any compensation either personally or on behalf of any other person except as permitted by a by-law. I will act only in the best interests of the Corporation as a whole, and I will not favour the interests of any individual or group of owners or residents.

**Confidentiality -** I will not disclose to any person (including my spouse) information decided by the Board to be strictly privileged and confidential or which reasonably ought to be deemed confidential, including all matters discussed at Board meetings, all documents and information unless such information or documentation is determined by the Board in writing or as evidenced by the minutes of the Corporation, not to be privileged and confidential. I will not disclose any information that is strictly privileged and confidential or which reasonably ought to be deemed confidential, obtained as a result of a director’s position on the Board. When in doubt, I will request determination by a resolution of the Board.

**Good Conduct -** At all times, I will conduct myself in a professional and businesslike manner at meetings of directors or owners. I will approach all Board issues with an open mind, preparing to make the best decisions on behalf of the Corporation. I will avoid shouting, interrupting, monopolizing discussions, rude comments, disruptions or dirty tricks. I will avoid ego trips. I will hold my temper. If my voice rises in pitch or volume, I will get it under control. I will act ethically with integrity and in accordance with legal criteria. I will comply with rules of good conduct and will deal with others in a respectful manner.

**Support -** I will abide by decisions of the majority of the directors even though I may disagree and will not deprecate directors with whom I disagree, but I reserve the right to express my own views to owners upon non-confidential issues.

**Defamation -** I will refrain from expressing any detrimental supposition, erroneous or defamatory statement about the Corporation or any owner, resident, director, officer, manager, staff or contractor of the Corporation. I shall only publicly state detrimental information in a manner which is accurate, unbiased and non-malicious.

**Dirty Tricks -** I will not use any “dirty tricks” in the course of an election, but will act honestly, honourably, fairly and in a straight-forward manner. I shall not seek election as a director by trashing the reputation of any other person.

**Abuse of Proxies -** When collecting proxies, I will not make any false, misleading, fraudulent or defamatory statement. I will fairly inform the proxy grantor how I intend to exercise any vote with respect to the proxy.

**Minimize Conflict -** I will attempt to prevent or minimize conflict and disruption and will promote good relations amongst persons involved in our condominium community. I will promote a first class image for our Corporation, its units, owners and residents.

**Performance of Duties -** I will commit the necessary efforts, will exercise the appropriate leadership and will assume such duties as may reasonably be required to fulfill my role as a director or officer. I will participate in conducting the Board’s business in the form of resolutions, policies, rules or by-laws as the circumstances require. I will comply with principles of good governance and procedural rules of order. I will become well-informed on issues and agenda items in advance of meetings. I will assist the Board to supervise, monitor and direct the on-going daily management of the Corporation by the condominium manager. I will duly consider the information and advice provided by the condominium manager and others and will seek opinions, when appropriate, from experienced professionals when necessary to reach a proper decision. I will follow the precept: “directors direct; managers manage.”

**Monitor Financial Health -** I will pay particular attention to monitor the financial health, physical state of maintenance and repair, management, administration, appearance and welfare of the Corporation. I will support required funding of the reserve fund and an appropriate funding plan to fulfill the criteria of the Corporation’s reserve fund study. I will assist in preparing or reviewing the Corporation’s annual budget in a manner which appropriately reflects the actual financial needs of the Corporation, regardless of owners’ complaints when it becomes necessary to increase common expenses. I will ensure common expenses are collected on time or liened within the statutory period. I will monitor the investments, bank accounts, interim and year-end financial statements. I will carefully review contract proposals, quotes and tenders in order to assist in negotiating preferred contractual terms for services rendered to the Corporation at a beneficial cost. I will monitor any of such duties which have been delegated.

**Scope of Authority -** If I am elected or appointed as the President, Secretary, Treasurer or other officer of the Board, I will refrain from autocratic governance, but will act properly within the scope of my authority and in response to the will of the Board. I will never exercise authority as a Board member except when acting in a meeting of the Board or as I am delegated to do by the Board.

**Education –** I will comply with the director’s training requirement under the *Condominium Act*.Recognizing that governance of a condominium corporation involves complex and changing requirements. I will continue to educate myself throughout my term as director. I will support attendance by one or more Board members at any condominium seminars presented by the Canadian Condominium Institute (CCI and/or the Community Associations Institute (CAI) at the cost of the Corporation.