

Vogue
Board Meeting Minutes
Tuesday, February 16, 2021
Conference Call via Zoom

1. Call to Order 5:40 PM

- a. Attendance:
- C. Theodossopoulos
 - S. Mishra
 - N. Livaditis
 - A. Schmidt
 - M. Cameron
 - A. Lee
 - T. Llewellyn

- b. Regrets:
- None

Note, A. Cusack is no longer with Barclay Street. M. Cameron is the new property manager.

2. Approval of the previous meeting minutes

- a. Review and approval of the January 19, 2021 meeting minutes.
- Remove the 'agenda' part
 - Incorporate Nick's comments
 - Approved pending agenda

3. Condo Papers Meeting Minutes Uploaded

- a. Previous Board approved meeting minutes
- b. Month-end Financials (January forthcoming)

4. Financial Update (cash balances to be part of the Financial report) Please note the January 31, financials have not been finalized as of the date of this report.

- a. Current AP - \$9,239 as January 31, 2021 \$89,219
- b. Arrears \$3,950 as of February 12, 2021
- c. Natural Gas – December \$9,852 - January not all invoices received.
- d. Electricity – December \$12,836 - January not all invoices received.
- e. Previous months fines – \$1,650
- f. Current months fines – \$900
- g. Fine YTD - \$2,550
- h. Cash 98k

5. Building Operations & Matrix Update & Fob Update

- Upcoming Operational activities:
 - Building operator would like to do the filter changes in March vs April, as they have not been changed since COVID
 - Carpet cleaning, exterior window cleaning and parkade cleaning to occur in March. Barclay street to provide quotes from vendors.

- Preventative repairs on the garage doors completed
- Parkade Membrane repairs to be completed by end of February
- Moby Internet Update
 - will save \$375/month with MOBY replacing Telus
- Building automation system is paying off
 - Need to add the sump pump in P5 to the building automation system.
 - Also need to add CO monitors on upper floors.
 - Need to perform water pressure testing
 - Heating system is not working, due to a piping issue making the room cold just because the heater Board to revisit this in May/June, will request a quote from CalCity.
- The ADERSA Elevator Test failed.
 - Elevator ceiling tiles to be replaced

6. **Barclay Street Weekly Site Visits Checklist (Melissa)**

7. **Old Business**

- a. Covid Update -Gym Closure still in effect
 - Ongoing
- b. Bylaw revisions –AI is completing the final modifications to the bylaw sections of adding the Rules and Regulations.
 - Ongoing
- c. Christine has everything she requires to file with the Court of Queen’s Bench, last details were sent to her on February 9, 2021 regarding the AirBnB unit.
 - Ongoing
- d. AGM - On hold until COVID restrictions are lifted.
 - Ongoing
- e. Garbage Chute Vent – garbage chute has been cleaned. Looking into this further with Williams Engineering mechanical team. Nick to provide an update after speaking with Chad.
 - Ongoing
 - Building operator to continue using deodorizers. Determined that porta potties may have been source of some of the odour complaints
- f. Transfer of \$70,000 was made to the TD saving bank account.
 - Resolved
- g. Front door timing has been adjusted to lock when there is no Concierge on duty.
 - a. Unit 1904 was caught putting a pen in both front doors to hold it open for a friend at approximately 1:42 am on January 30th. Fine sent in the amount of \$500.
 - Resolved
 - Offender will be making payment soon
- h. 24/7 has one unit left to finish up some flooring transitions from the 2007 leak.
 - Resolved
 - Going forward, Barclay street to complete items of this nature without formal board approval
- i. Sneha to chair a new committee aimed at social and community.
 - Ongoing
 - Those who expressed interest have been contacted to begin preparations
- j. Newsletter to be sent in March which will include the bottle/can recycling stats YTD.
 - Resolved

8. New Business

- a. Last few unit repairs are being completed by 24/7 Restoration after the valve split in unit 2007.
 - Resolved.
 - addressed above in old business 7h
- b. Fan coil replacement is required in unit 2402 after a leak was discovered, estimated to be provided by Cal-City. Followed up with Jordan on February 12.
 - Ongoing
- c. Parkade membrane repairs (minor) have been approved, work will commence later February.
 - Resolved
 - Discussed above in section 5
- d. Garbage room MUA (Make-up Air Unit) duct intake electric heater installation is recommended. Quote for \$4,830 includes mechanical and electrical work. Seeking approval to proceed.
 - Ongoing
- e. CAT 5 testing, Thyssen has quoted \$4,575 to complete the retesting of Cab 1, this is \$575 over the original quote and it was stated it was due to AEDARSA having to be on site. We have confirmed that AEDARSA will be on site and awaiting the price AEDARSA charges for this service.
 - Ongoing
- f. Parkade Blitz
 - Ongoing
 - Barclay street to add notice of active monitoring and fining of offenders to the elevator screens and send out a notice
- g. FOB reprogramming to close lower parkade door
 - Ongoing
 - Nick to determine if FOB can be programmed to allow drivers to close parkade door in addition to opening parkade door

9. Suggestions

- Building operator has found dog urine and feces in the parkade on P4
 - Owners to be fined and notice sent out

10. Next Meeting

- March 16th, 2021

11. Adjournment: