Vogue
Board Meeting Minutes
Tuesday, March 16, 2021
5:30 PM, Conference Call via Zoom

1. Call to Order

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

b. Regrets:

2. Approval of the previous meeting minutes

a. Review and approval of the February 16, 2021 meeting minutes.
   Approved by N. Livaditis,
   Seconded by S. Mishra

3. Condo Papers Meeting Minutes Uploaded

a. *Previous Board approved meeting minutes*
b. *Month-end Financials*

4. Financial Update *(cash balances to be part of Financial report)*

a. *Current AP - February 28, 2021 $53,679*
b. *Arrears $4,218 as of March 16, 2021*
c. *Natural Gas – $12,185*
d. *Electricity – $17,962*
e. *Previous months fines – $750*
f. *Current months fines – $1,500*
g. *Fine YTD - $4,750*

5. Building Operations & Matrix Update & Fob Update

- Nick to check if garage door wait time can be shortened to incentivize residents to wait for parkade to close
- Second ADERSA test for broken glass in elevator
   - discussed replacing with tempered vs. plexi glass, Barclay street to confirm if possible to repair with different material

6. Barclay Street Weekly Site Visits Checklist (Melissa)

7. Old Business

a. Covid Update -Gym Closure still in effect
   - Ongoing
   - only three to four residents have been using the gyms
b. Bylaw revisions –Al is completing the final modifications to the bylaw sections of adding the Rules and Regulations.
   - Ongoing
   - Al to provide draft
c. AGM - On hold until COVID restrictions are lifted.
   - Ongoing
d. Garbage Chute Vent –Looking into this further with Williams Engineering mechanical team. Nick to provide update after speaking with Chad.
   - Resolved. To be removed from Agenda.
e. Sneha to chair a new committee aimed at social and community. Sadly, both members are unable to participate.
   - Ongoing
   - Discussion on creating Vogue social media to showcase the building and to share important info for residents
   - Al to ask his daughter w/marketing experience about social media for condo
f. Fan coil replacement was completed.
   - Resolved
g. Newsletter to be sent in March which will include the bottle/can recycling stats YTD.

   - Resolved

8. New Business

a. Fitness Studio – do we want to run yoga classes?
   - Ongoing
   - Nick to see if his contact will be available to run yoga classes on a dop-in fee basis

b. Leak in 19XX – see email.
   - Ongoing - to be addressed in April 2021
   - Resident refusing charges
   - Barclay to communicate to residents the vacancy insurance requirements

c. Ongoing repairs by 24/7 Restoration due to multiple leaks.
   - Ongoing
   - Board to discuss options to reinforce rather than repair

d. Cracks in drywall 14XX, lobby and Brad's unit - see email
   - Ongoing
   - Individuals need to look after the cracks

e. Parkade membrane repairs (minor) have been approved and will be completed by the end of next week.
   - Ongoing - to be removed when complete

f. Garbage room MUA (Make-up Air Unit) duct intake electric heater installation was approved. Quote for $4,830 includes mechanical and electrical work. Hold as new quotes include increases due to jump in wire costs.
  - Ongoing
  - Theresa to provide new quote and get clarifications

g. CAT 5 testing – test of elevator 2 failed due to shattering of glass panel. Waiting for updates from TK at this time.
  - Ongoing

h. Energy Contracts, info was forwarded from Direct Energy as they believe they will save the corporation money by locking into a fixed rate contract instead of floating.
  - Resolved
  - Board has decided against locking in fees following discussion

9. *Suggestions*

10. *Next Meeting*

11. *Adjournment*