

**Vogue  
Board Meeting Minutes  
Tuesday, April 20, 2021  
5:15 PM, Conference Call via Zoom**

**1. Call to Order**

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

Note, M. Cameron is no longer Property Manager. T. Llewellyn has stepped in as interim property manager. T. Llewellyn took minutes until Agenda Item 5, at which time S. Mishra took over.

**2. Approval of the previous meeting minutes**

- a. Review and approval of the March 16, 2021 meeting minutes.
  - S. Mishra to revise minutes to remove identifying unit numbers

**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 – March 31, 2021 \$94,145
- b. Arrears \$4,724 as of April 19, 2021
- c. Natural Gas – \$13,360
- d. Electricity – \$15,498
- e. Previous months fines – \$1,500
- f. Current months fines – \$500
  - Parkade related fines
- g. Fine YTD - \$5,250
- h. Board requested Barclay to complete cash reconciliation to ensure cash available to cover over-budget spending in various accounts

**5. Building Operations & Matrix Update & Fob Update**

- Brad's report:

- Brad is organizing the annual cleaning, fire alarm maintenance and primarily completing restoration and repair work
  - Window cleaning to be scheduled for May, price same as last year. Weather permitting.
  - Parkade cleaning also to be scheduled in May, price same as last year. Weather permitting. (must be an extraction cleaning - Barclay street to confirm)
- Operational Updates
  - Debit machine added to concierge desk to collect fees
  - Nick to obtain pricing from Moby in order to get wifi access throughout the building and parkade

## 6. **Barclay Street Weekly Site Visits Checklist**

### 7. **Old Business**

- a. Covid Update - Gym Closure back in effect
  - Ongoing
  - all active cases have come out of quarantine with no new cases reported
- b. Bylaw revisions – AI is completing the final modifications to the bylaw sections of adding the Rules and Regulations.
  - Ongoing
- c. AGM – on hold due to COVID restrictions. Recommend commencing with the AGM via Zoom.
  - Ongoing
  - board will have an AGM via Zoom
    - Bylaw revisions will be discussed
    - Proposal to have a joint AGM/ info session
- d. Sneha to chair a new committee aimed at social and community.
  - Ongoing
  - Sneha to get update from AI for an update on the instagram account and involvement
  - Board has approved of instagram
- e. Fitness studio – yoga classes update.
  - Nick has spoken to Megan to instruct Yoga
  - Proposal to provide 3 sessions/week, sign up sheet for Zoom links
  - QR code for Zoom <https://www.qr-code-generator.com> Sneha to create the code
  - Nick to cover time for the three months “on behalf of the board”
  - Will tie in mental well-being and in lieu of gym closing providing this option

### 8. **New Business**

- a. Ongoing repairs by 24/7 Restoration due to multiple leaks.
  - Ongoing
  - to be finished at the end of the week
  - Metal strapping big factor in failure
  - Uncertainty on how we will find ultimate resolution on this, Condo may pursue legal action
  - \$35k restoration work so far
  - Units on levels 23-29 have pipes under more stress due to lack of PRV (pressure-reducing valve)

- Units will be opened up and access panels installed vs. drywall and replace any pipes with cracks
  - Nick to share report once finalized
- b. CAT 5 testing update, Cab 2.
- Ongoing
  - Theresa to send updates
  - Next test is visual, no more load nor half-load (\$2500) test
- c. Quotes obtained for the CO sensors and the sump pump automation integration.
- Ongoing
- d. This is the last year of the window cleaning contact with Rockyview, window cleaning scheduled for May. Carpet cleaning will commence in May and Clean X is holding their price from 2020. Parkade cleaning will commence when weather permits.
- Ongoing
  - Addressed above

**9. Suggestions**

**10. Next Meeting**

**11. Adjournment**