

**Vogue
Board Meeting Minutes
Tuesday, May 17, 2021
Conference Call via Zoom**

1. Call to Order

5:45 PM

- a. Attendance:
- A. Mannan
 - C. Theodossopoulos
 - S. Mishra
 - N. Livaditis
 - A. Schmidt
 - T. Llewellyn

- b. Regrets
- A. Lee

2. Approval of the previous meeting minutes

- a. Review and approval of the April 20, 2021 meeting minutes.
Motion to approve: N. Livaditis
Seconded by: C. Theodossopoulos

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 – May 17, 2021 \$45,123 | Cash Position: \$52,526 |
| b. Arrears \$6,575 as of May 17, 2021 (one NSF) | Budget YTD: \$457,332 |
| c. Natural Gas – \$7,143 | Actual YTD: \$522,048 |
| d. Electricity – \$15,472 | <u>YTD VARIANCE: (\$64,715)</u> |
| e. Previous months fines – \$500 | Water Leak/Restoration \$55,881 YTD |
| f. Current months fines – \$250 | R&M Elevator Expenses \$17,465 YTD |
| g. Fine YTD - \$5,500 | Savings: \$25,000 (\$45,000 transfer May 11) |
- parking violation reminder cards have been successful, only one parking violation fine was issued in the previous month
 - Theresa to see if we should not be charged for callouts if <50% of elevators are working
 - Given the excess cash position of the reserve fund, board moves to pause contributions to reserve fund for the next three months commencing June 1. Unanimous board approval.
 - Moved by N. Livaditis
 - Seconded by A. Schmidt

5. Building Operations & Matrix Update & Fob Update

- PRV metal strapping used caused issues, ongoing discussion on cost recovery for mistake
- Parkade cleaning to take place
- MOBY has completed set up of internet and is live
 - Parkade internet would be \$7500 and includes some building automation work
 - Nick to see if we can set up a contract to pay \$7500 over a few years

6. Barclay Street Weekly Site Visits Checklist

7. Old Business

- a. Covid Update - Gym Closure back in effect
 - Ongoing
 - Easing of restrictions will be announced at the end of the month
- b. Bylaw revisions – AI is completing the final modifications to the bylaw sections of adding the Rules and Regulations.
 - Ongoing
- c. AGM – wait until COVID restrictions are identified after the long weekend to determine if it should be held via Zoom.
 - Ongoing
 - Aiming to have AGM in September
- d. Sneha Instagram and Facebook Vogue pages.
 - Ongoing
 - AI has put Sneha in touch with a resource to set up the page
- e. Fitness studio – yoga classes being offered for 3-months (Megan), Nick organized.
 - Ongoing
- f. Plumbing – metal strapping failure resulting in repairs in 2021.
 - Ongoing
- g. CAT 5 testing update, Cab 3.
 - Ongoing

8. New Business

- a. Quotes obtained for the CO sensors and the sump pump automation integration.
 - Ongoing
- b. Carpet cleaning has been completed (extraction).
 - Resolved
- c. Window cleaning
 - Resolved
- d. Chiller isolators to be replaced, Cal City quote of \$8,495, Carrier to provide a quote the week of May 24.
 - Ongoing
 - Board to review quote
- e. Domino's Pizza front door broken into; glass is on order.
 - Resolved
 - Glass has been replaced
- f. Leak in 1503 was due to a washing machine leak, owner's insurance claim.
 - Resolved
 - No cost to condo corp
- g. Paladin has been terminated for fire alarm monitoring and Supreme Security is engaged for June 3.

- Ongoing
- Nick to review contract
- h. Dominoes has affixed a lockbox on the front of the building, not allowed under agreement
 - Ongoing
 - Theresa to request Dominoes to remove box and properly refill holes

9. Suggestions

10. Next Meeting

- Theresa to send an invite

11. Adjournment

- Adjourned at 7 PM.