

Vogue
Board Meeting Minutes
Tuesday, June 22, 2021
5:30 PM, Conference Call via Zoom

1. Call to Order 5:32 PM

- a. Attendance:
 - A. Mannan
 - A. Lee
 - S. Mishra
 - N. Livaditis
 - A. Schmidt

- b. Regrets
 - C.Theo
 - T. Llewellyn

2. Approval of the previous meeting minutes

- a. Review and approval of the May 17, 2021 meeting minutes.
Motioned by N. Livaditis
Second by A. Schmidt

3. Condo Papers Meeting Minutes Uploaded

- a. Previous Board approved meeting minutes
- b. Month-end Financials
 - A. Mannan to update board once completed, will confer with Thersa

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

- | | |
|---|-------------------------------------|
| a. Current AP – Jun 17, 2021 \$4,845 | Cash Position: \$20,638 |
| b. Arrears \$10,465 as of June 17, 2021 (one NSF) | Budget Expenses YTD: \$562,128 |
| c. Natural Gas – \$8,006 | Actual Expenses YTD: \$643,888 |
| d. Electricity – \$16,029 | <u>YTD VARIANCE: (\$81,760)</u> |
| e. Previous months fines – \$250 | Water Leak/Restoration \$55,881 YTD |
| f. Current months fines – \$1,000 | R&M Elevator Expenses \$17,465 YTD |
| g. Fine YTD - \$6,500 | Savings: \$30,044 |
- Abdul to clarify to board on the sources of fine and reason for increase

5. Building Operations & Matrix Update & Fob Update

- New pressure valve
- Elevator CAT 5 testing passed
- Leak in 19XX
- Leak on 26th floor impacted a few units
- Elevator 1 is going to be tested again
- Vandalism in stall 32 motorcycle is being investigated
 - Board was not consulted about resident requesting to park in visitor
 - Property manager has to be more flexible

- Chiller unit on roof having springs replaced due to bad installation
- Parkade cleaning at end of month
- 9th floor sanitary drain line will be followed up
- Brad will upgrade our sanitary pumps to be on emergency power
- Carbon Monoxide alarms will be discussed, board to be updated

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

7. ***Old Business***

- a. Covid Update - Gym is open as of June 14
 - Ongoing
 - Will discuss further in first week of July
- b. Bylaw revisions – AI is completing the final modifications to the bylaw sections of adding the Rules and Regulations.
 - Ongoing
 - Draft will come by next meeting
- c. AGM – wait until COVID restrictions are identified after the long weekend to determine if it should be held via Zoom.
 - Ongoing
 - September AGM booking
- d. Sneha Instagram and Facebook Vogue-update
 - Ongoing
 - Sneha to meet with Kristen to discuss
- e. Fitness studio – yoga classes canceled.
 - Resolved
 - Community joint venture to hold yoga classes (revenue stream)
 - Using room as a microstudio
 - Sneha to get a quote on paint night cost/offer space. See if people in building would be interested, seeing if friends are interested.
- f. Plumbing – metal strapping failure resulting in repairs in 2021.
 - Resolved
- g. CAT 5 testing update, Cab 3- Passed.
 - Ongoing
 - Board to be updated when complete
- h. Quotes obtained for the CO sensors and the sump pump automation integration.
 - Ongoing
 - Board to be updated when complete
- i. Chiller isolators project approved-Windmill
 - Ongoing
 - Board to be updated at next meeting
- j. Moby
 - Ongoing
 - Potential to put wifi in the parkades, Nick to get more information
- k. Parkade cameras
 - Resolved

- Board to discuss cameras recording periodically over wifi (Moby, item j)

8. *New Business*

- a. Sanitary pump repairs-quotes received
 - Resolved
 - Repairs to proceed
- b. Elevator 1 repairs June 22 start
 - Ongoing
 - Board to be updated after Completion June 30th
- c. Concierge staff
 - Ongoing
 - Clean Team to be contacted to cover position
 - Severance to be determined
- d. Hot water leak in 2601 to 2301
- e. EV parking
 - Ongoing
 - Resident offered to pay for some of the cost to kickstart the project. Nick to investigate cost and present options to Board for consideration

9. *Suggestions*

10. *Next Meeting*

11. *Adjournment*

Motioned by N. Livaditis

Seconded by A. Lee