

Vogue
Board Meeting Minutes
Thursday, September 2, 2021
5:30 PM, Conference Call via Zoom

1) Call to Order at 5:35 pm

- a) **Attendance:** Nick Livaditis, Al Schmidt, Chris Theodossopoulos, Theresa Wright and Desirae Paterson
- b) **Regrets:** Sneha Mishra, Albert Lee

2) Approval of the previous meeting minutes

- a) July 20, 2021, meeting minutes approval held to the next meeting.

3) Condo Papers Meeting Minutes Uploaded

- a) Previous Board approved meeting minutes – to be uploaded once approved
- b) Month-end Financials – uploaded to Condo Papers

4) Financial Update

	<i>As of Aug 31, 2021</i>		<i>As of July 31, 2021</i>
Operating Cash	\$2,531	Budgeted Expenses YTD	\$777,984
Savings Account	\$51	Actual Expenses YTD	\$898,671
Reserve Account	\$515,576	Expense Variance YTD	(\$120,686)
Current Payables	\$68,903	Net Income YTD Variance	(\$110,113)
Current Receivables	\$9,364		
Fines Issued - July	\$500		
Fines Issued - YTD	\$11,700		

Notes:

- a) **Arrears** - (\$2,438 is a water leak payment to be received from the insurance company, followed up again August 19), \$983 is a charge back, Theresa spoke to them on Aug 25 regarding payment, \$4,096 is the Airbnb fine and legal fees. \$4,400 outstanding in fines.
- b) **Utilities, R&M Elevator and Metal Strapping Expenses** have dramatically affected the budget overage by approximately \$110,000. Due to the metal strapping expenses are a capital replacement project it was recommended to take the amount of approximately \$55,100 and allocate it to reserve vs the operating budget to minimize the negative affect the three categories are having on the budget. Nick motioned to move the metal strapping expenses to reserve, Al seconded the motion and motion carried.

5) Building Operations & Matrix Update & Fob Update

6) Old Business

- a) Covid Update – Vogue will follow AHS guidelines that are implemented within the province.
- b) Bylaw revisions – Al is completing the final modifications to the bylaw sections of adding the Rules and Regulations. Al and Nick to go through the bylaw changes together; next week
- c) AGM – Scheduled for September 21, registration at 5:45 pm and AGM to start at 6:00 pm
- d) Airbnb legal case underway; waiting on court date.

- e) EV Parking System – Tenant within the building would share the costs and/or pay the upfront costs for the install. If they were to share in the costs it would be co-shared with other residents if they are to pay all costs they would like it to be a reserved stall. The board has elected to share in the costs of the install due to the way electrical cars are becoming
 - i) The cost to install the charging conduit stations is approximately \$5,000 for tow stalls
 - (1) 208v is an 8-hour charging process
 - (2) 120v is a 3-day charging process
 - (3) Direct current Converter (DC) is a supercharge process with a 3-hour charging process which costs in upwards of \$9,000
 - (a) The cost of electrical usage would be borne by the corporation until a dedicated power to track electrical consumption system payable to a 3rd party could be installed. This would be installed with more requests for EVV parking charging stations.
- f) Moby Parkade WIFI – deferred to 2022.

7) **New Business**

- a) 19** – tenant eviction by the condo corporation, tenant vacated on August 30, 2021. Owner of unit 19** joined the board meeting regarding the \$1,950 legal bill expense chargeback that the corporation incurred due to the eviction of the tenant. The request was to waive the fees. The board voted to not reverse the fees due:
 - i) to other owners should not bear the cost of a bad tenant; and
 - ii) failure to react to the past fines and understand that they had a problem tenant.

A new policy will be enacted that will give a minimal notice period to an owner regarding an eviction is going to occur legally and the owner will be charged all legal and other expenses incurred.

- b) Parkade leak in level P5 – Williams Engineering and the original contractor (Tremco) were on site on August 19 to identify the best solution for leaks on P5A to P5B. Williams Engineering will provide a report and Barclay Street will engage 3 contractors to provide quotes for the options identified for; injections; grinding out sections to install waterproofing in the affected areas.
- c) Brad is on vacation beginning September 3 through September 17, back on the 20th. Barclay is covering, all guys have toured the property for their quarterly follow-up on August 11 and August 18.
- d) Canadian Diabetes working emptying the charity box accidentally pulled the fire alarm in the garbage room. Have been in contact with them and if a bill is received from the fire department it will be paid by them.
- e) Window Cleaning and Parkade cleaning will not be completed in October to reduce spending.
- f) Metal Strapping leak discussions with Bow Mechanical have resulted both parties coming to the table with finding a solution for remediation of critical zone piping replacements and remediation of other non-critical zones over time. The board will be having further discussions to ensure clarity of the responsibilities of the corporations and Bow Mechanical.
- g) Cal-City will be on site to look at the option of rerouting a plumbing line on the 32nd floor that is affecting one unit with the use of various plumbing fixtures.
- h) Visitor Parking Garage Door required full replacement due to a visitor driving through the door on Tuesday morning around 11:30 PM. Barclay is in contact with the visitor and their insurance company for the claim. Costs are approximately \$8,000 (security, door replacement and building repairs/paint).

8) **Next Meeting will be the AGM on September 21, 2021**

9) **Adjournment at 7:55 PM**