

Vogue
Board Meeting Minutes
Tuesday, July 20, 2021
5:30 PM, Conference Call via Zoom

- 1) **Call to Order**
 - a) Attendance:
 - o Mannan
 - o A. Lee
 - o N. Livaditis
 - o A . Schmidt
 - b) Regrets:
 - o S. Mishra
 - o C. Theodossopoulos
 - o T. Wright
- 2) **Approval of the previous meeting minutes**
 - a) Review and approval of the June 22, 2021 meeting minutes.
Approved by board.
- 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)

	As of July 15, 2021		As at June 30, 2021
Operating Cash	\$5,309	Budgeted Expenses YTD	\$682,015
Savings Account	\$44	Actual Expenses YTD	\$762,399
Current Payables	\$9,941	Expense Variance YTD	\$(80,383)
Current Receivables	\$10,719		
Fines Issued - June	\$2,350		
Fines Issued - YTD	\$8,850		

Notes:

- a) **Arrears** - (\$2,438 is a water leak payment to be received from the insurance company), \$983 is the medical clinic charge back, \$4,096 is the Airbnb fine and legal fees.
- b) **Major Expense Variances (greater than \$5k YTD)**
 - i) Electricity – \$6,819.27 over, because of higher demand of energy due to extreme heat
 - ii) Heat & Gas – \$20,411.24 over, because of higher demand of chillers to operate in extreme heat
 - iii) RM Plumbing – \$13,008.22 over, because of back ups on drain lines, water leaks, pump repairs
 - iv) RM Interior - \$7,816.21 over, because of frequent change of filters, cleaning of fan coils, Cal city took out HRV's for few units to clean
 - v) RM Elevator - \$34,265 over, because of Cat 5 testing of elevators and repairs

- vi) *Fire System - \$7281.48 over, because of annual fire alarm deficiencies*
- vii) *Security - \$7,182.75 over, because of mag lock and batteries replacements, enhanced entrance/exit building doors security*
- viii) *Insurance Non-Deductible Repairs - \$78,335 over, because of water leaks on hot water lines, throughout the building caused by metal strapping on pipes*

c) **Expense Variances (under \$5K YTD)**

5) Building Operations & Matrix Update & Fob Update

6) Barclay Street Weekly Site Visits Checklist

7) Old Business

- a) Covid Update – Nothing to report
- b) Leak on 19th and 26th floor-repaired
 - Resolved
- c) Elevator 1 tested and passed inspection
 - Resolved
- d) Stall 32 camera- Brad checks on weekly basis as instructed by Diane
 - Ongoing
- e) Bylaw revisions – AI is completing the final modifications to the bylaw sections of adding the Rules and Regulations.
 - Ongoing, update expected at next meeting
- f) AGM – wait until COVID restrictions are identified after the long weekend to determine if it should be held via Zoom.
 - Ongoing
 - Sept 21 booking for AGM, contingent on Theresa presence
- g) Sneha Instagram and Facebook Vogue-update
 - Ongoing
- h) Fitness studio- community joint venture to hold yoga classes, using room as a micro studio- Sneha to get quote on paint night cost/offer space, see if people/friends in building would be interested.
 - Ongoing
- i) Carbon Monoxide Alarm – parts ordered
 - Resolved
- i) Chiller isolators installed
 - Resolved
- j) Sump Pump is connected to the emergency power
 - Resolved
- k) Moby Wi-Fi and cameras in the parkade, Board to discuss cameras recording periodically over Wi-Fi, Gym and lobby Wi-Fi password has been distributed
 - Ongoing
 - To update at next meeting

- l) EV Parking System- A resident offered to pay for some of the initial cost to kick start this project- Nick to investigate cost and present to Board
 - Ongoing
 - Waiting on resident to move forward
- m) Sanitary pump valves getting installed July 21
 - Resolved

8) New Business

- a) Concierge staff – Joy was let go and VIP Concierge has taken over her shifts (Jen is the main Concierge for VIP)
 - Resolved
- b) Parkade cleaning completed with various \$100 fines issued for residents not moving their vehicles and/or notifying PM.
 - Ongoing
 - Fines to continue to be imposed
- c) Protocol for Brad after-hours callouts
 - Ongoing
 - Brad to call non-emergency police line, Barclay to further develop policy
- d) Brad Banked Hours (78 YTD with 43 hours used)
 - Resolved
 - These will continue to be tracked
- e) Sidewalk (fire hydrant) crack
 - Resolved
 - Remove from agenda
- f) 1904- process server to hand deliver eviction notice on site by end of July- information provided to legal
 - Ongoing
 - Notice is going out
- g) Plumbing- 2405, 2305, 1905 water leak due to metal strapping on pipes
 - Ongoing
 - Nick to hold a meeting on the metal strapping due to new leaks
- h) Raising Funds
 - Ongoing
 - Proposal to raise condo contributions in 5% increments over the next three years
 - Discussion on possibility to use reserve fund
- i) Pausing Reserve Fund Contributions
 - Theresa to provide input on how to generate funds and to clarify on any future issues that could arise from not contributing to RF
- j) Metal Strappings
 - Ongoing
 - Nick to consult with Adrian and Brad on the feasibility to remove metal strappings in-house

9) Suggestions

None

10) Next Meeting

Aug 17th, 2021

11) ***Adjournment***

7:11 PM