

Vogue

Condominium Corporation No. 1710503

2019 ANNUAL GENERAL MEETING
36th floor, Sky Lounge, 930 – 6 Avenue SW
Tuesday, June 18, 2019 at 7:00 PM

Introductions

The current Board of Directors are:

Nick Livaditis
Chris Theodossopoulos
Nicole Dengis
Mayank Singal
Diane Schmidt

Also in attendance is Angela Cusack, Condominium Manager of Barclay Street Real Estate Ltd. and Angela Scrivens, also of Barclay Street Real Estate Ltd who will be taking minutes at the request of the Board of Directors.

Call to Order and Establishment of Quorum

The meeting was called to order at 7:06pm by Nick Livaditis, President of the Board of Directors who motioned that Angela Cusack of Barclay Street Real Estate Ltd. chair the meeting. All in favour.
Motion carried.

There are **519** units at Vogue. The Chairperson has stated that to establish quorum, according to the Bylaws, a total of **78** units representing no less than 15% (1,500 Unit Factors) of the total number of units is required. There were **122** units represented in person and **2** units represented by proxy, as such quorum has been established and the meeting can now proceed to business.

Proof of Notice of Meeting or Waiver of Notice

Unit 1803 verified receiving notice of the AGM, dated and sent May 31, 2019, in accordance with the Bylaws of the Corporation.

Disposal of Minutes of Last AGM

The minutes of the last AGM held on March 21, 2018 were included in the 2019 AGM package. As there were no errors or omissions, the Chairperson requested a motion to dispense with the reading of the minutes and to approve the minutes as circulated. Upon a motion duly made by unit 1803 and seconded by unit 3502 it was resolved that the minutes of the last Annual General Meeting be approved as circulated. **Motion carried.**

Reports of Officers - Nick Livaditis

It has been a busy year mainly due to the transition from KKA to Barclay Street which has gone well. The budget is also in good shape for 2018/19.

Updates to the Bylaws with respect to the *Condominium Property Act* is also among the items to be discussed with the new Board.

Overall the Board have worked very hard over the past year resolving building deficiencies and other items addressed at the last AGM and I would like to take this opportunity to thank the present Board for all their hard work!

Financial Report and Adoption of Audited Financial Statements

A copy of the Audited Financial Statements for the fiscal year ended December 31, 2018 was distributed to all owners in attendance. Murray Hunter of Murray Hunter Professional Corp. presented the Financial Statements for 2018.

It was resolved by all owners present that the audited financials be adopted as presented. All in favour. **Motion carried.**

Appointment of Auditor

Upon motion duly made by unit 1205 and seconded by unit 3205, it was agreed that the appointment of the Auditor for the next fiscal year be left up to the incoming Board's discretion. **Motion Carried.**

Unfinished Business

No unfinished business from last year.

New Business

Unit 1208: Severe allergy to smoke. We have had issues with people smoking in their units which has been emanating into our unit. Now with the legalization of marijuana what steps will the Board be taking in this regard?

Board: Bylaw enforcement will dictate how this will be addressed. Owners need to be more considerate of the other owners. There needs to be a balance of rights of owners vs. community need in order to regulate rights of an enjoyable environment for all owners in the building. Any infractions must be reported to Barclay Street.

Unit 1602: Any updates on HVAC upgrades and issues with temperatures and condensation? How many other units have this problem?

Why are the bills so high? Will condensation be addressed before the weather gets colder?

Board: Barclay have reached out to the developer with regards to HVAC issues and will come up with a plan to address this before the winter months.

Unit 1605: There are still leaks in the parkade. Level 2 ramp has a lot of water stains.

Board: There is a proposal to update and make repairs in the parkade. This will be discussed further at the next Board meeting with the new Board.

Motion to close new business made by unit 3502 and seconded by unit 1903. All in favour. **Motion carried.**

Resignation of the Board

The Chairperson announced that in accordance with the Bylaws of the Corporation the current Board has now resigned.

Nominations and Election of the Board:

The floor was opened for nominations. A motion was made by unit 2703 and seconded by unit 3205 to set the number of Board members at no more than five (5) people. **Motion carried.**

Owners nominated for Board positions were as follows:

Sneha Mishra
Brad Kelly
Al Schmidt
Anna Cuyekeng
Chris Theodossopoulos
Nick Livaditis
Nicole Dengis

Motion to cease nominations was made by unit 1402 and seconded by unit 1803. Ballots were tallied and the following owners were elected to the Board of Directors as follows:

Nick Livaditis
Chris Theodossopoulos
Al Schmidt
Nicole Dengis
Sneha Mishra

Motion to destroy the ballots was made by unit 1402 and seconded by unit 2110. **Motion carried.**

The new Board was asked to remain behind for a brief Board of Directors meeting.

ADJOURNMENT

A call to adjourn the meeting was motioned by unit 1205.

Meeting adjourned at 8:27pm

Thank you everyone!