



**Condominium Corporation No 1710503**  
**Board Meeting Minutes**  
**Tuesday, January 18, 2022**  
**5:30 PM (Zoom Call)**

**1. Call to Order at 5:32 PM**

Attendance: Nick Livaditus, Albert Lee, Calvin Shum and Barclay Street; Desirae Paterson, Theresa Wright

Regrets: Al Schmidt and Sneha Mishra

**2. Approval of the previous meeting minutes**

Review and approval of the December 7, 2021, meeting minutes, minutes to be modified and to be redistributed.

**3. Financial Update** *(year-end financials are not yet available – December 31, 2021)*

**4. Building Operations Update**

- 2nd floor hallway sprinkler pipe froze and then ruptured when the extreme cold snap broke. The pipe has been relocated the piping to below the ceiling.
- Various leaks in various units. Cal-City completed the piping repairs, 24/7 completed the restoration and Rain or Shine will complete the interior repairs.
- Access panels completed to date for the Bow Mechanical plumbing line project.
- Upper parkade door was damaged by a contractor. They will pay for the panel replacement and once the panel is replaced the damaged door panel will be kept in storage for any emergency repairs in the future.
- TK to replace rope gripper pads in elevator 3.
- Gator Concrete to come back in February/March to complete the parkade sealant project.

**5. Old Business**

- Covid Update – Gym restrictions in place and no resident complaints to date. All contractors are to wear a mask at the property at all times.
- Airbnb legal case – still awaiting a court date, Barclay will look into collection remedies for the chargeback on the files.
- Bylaw revisions – Al to provide an update at the next board meeting
- Fitness studio - Sneha will organize a paint night potentially in March (dependent on the status of the COVID pandemic)
- Metal strapping water leaks – ongoing repair strategy still in discussions
- Visitor Parking Garage Door required full replacement due to a visitor driving through the door on August 31 around 11:30 PM. Barclay has been in contact with the adjuster and visitor who drove through the door regarding this claim. Due to the lack of response from the adjuster, we have sent the visitor the invoice for payment due January 24, 2022. If it is not paid Barclay will engage legal on behalf of the corporation to collect.
- Concierge schedule staffing change effective January 1, Jessie is on decreased hours and Jenn (VIP Concierge) is on increased hours. Jenn will be out for the month of January 2022 due to medical leave (car accident).



**6. New Business**

- Elevator camera quote 3-high rise elevators – viability of the project will be evaluated at the end of the first quarter (\$10,000 quote)
- Recycling Charity Donations for 2022; Food Bank for the 1<sup>st</sup> and 4<sup>th</sup> quarter and a pet organization (Pawsitive Match Rescue Foundation) and Kids Cancer charities.

**7. Potential Projects (new section added to the agenda - January 18, 2022)**

- Fob reader on the low-rise front door (\$5,000 +drywall repairs).
- Sump Pump Alarm (\$7,500)
- EV Parking System- deferred to 2023
- Moby Parkade WIFI – deferred to mid-2022

**8. Next Meeting – February 15, at 5:30 pm**

**9. Adjournment: 6:5 pm**