



Vogue

**Board Meeting Minutes
Tuesday, February 15, 2022
5:30 PM, Conference Call via Zoom**

1. Call to Order @ 5:39 pm

- a. Attendance: Nick Livaditus, Albert Lee, Calvin Shum and Al Schmidt Barclay Street; Theresa Wright, Al Schmit
- b. Regrets: Desirae Paterson, Barclay Street.

2. Approval of the previous meeting minutes

- a. December 7, 2021 minutes approved by board.
- b. January 18, 2022 meeting minutes approved by board

3. Financial Update

- i) The year end financials were distributed and despite the budget overages in various categories (utilities, insurance and R&M categories) the board is satisfied with the 2021 financials.

4. Building Operations Update

- i) Monthly report provided by Brad, Vogue Operator.

5. Old Business

- a. Covid Update – board is in agreement to align with provincial policies around COVID protocols.
- ii) Airbnb legal case – board is pleased that we are making progress on this issue with the presently set court date.
- b. Bylaw revisions – good progress being made on revisions, Nick and Al to discuss the final draft changes prior to the next board meeting.
- c. Sneha Instagram and Facebook Vogue-update – the board suggests the creation of a social media policy that is approved by the board before launching the accounts.
- d. Paint night event – tentatively scheduled for April.
- e. Metal strapping water leaks – the board is pleased with the progress being made.
- f. Parkade leak in level P5 – repair completed.
- g. Visitor Parking Garage Door – Aviva sent a cheque but it was written out to Vogue vs the Condominium Corporation No 1710503, Theresa is reaching out to BFL for assistance in the expense reimbursement.

6. New Business

- a. AEDARSA completed cab 4 and cab 5 inspections and some deficiencies identified are going to be completed, Barclay Street is working with Thyssen on a few items that need further details on who is responsible for payment . The CAT 5 testing for Cab 4 and 5 is due by September 1, 2022.
- b. All Kind Doors spring parts are delayed due to COVID and border blockages - board is interested in maintaining an inventory of a combination of old and new critical parts in case of shortages.
- c. Installation completed for a sun barrier on the softener tanks to protect the resin.



- d. Parkade cleaning - scheduled for May 14-15 (Komodo).
- e. Minor leaks in two suites. Service Master installed fans.
- f. Potential Rental Options for industry events (i.e. Sky Lounge) - Albert will investigate the logistics and risks associated with the potential offering of these service options.
- g. Gym restrictions - board is unanimous in the opening of the gym effective Thursday, February 17, 2022 with the caveat that we leave up signage to remind owners to use the gym responsibly as COVID is still here.
- h. Revisit concierge hours – board is interested in reviewing our concierge service over the long-term.
- i. Protocol for new owners – Board would like Barclay Street to create a one page cheat sheet outlining key operational items.
- j. Short-term rentals – board wishes to know more on how short-term rental licenses regulated by the City vs condominium zoning (i.e. Bylaws disallowing business set ups) to better understand if further action is required.

7.

8. Potential Projects

- Elevator camera quote 3-high rise elevators (\$10,000)
- 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

9. Next Meeting

- Tuesday, March 15, 2022 at 5:30 PM via Zoom

10. Adjournment

- 7:24 pm