



Vogue

**Board Meeting Minutes
Tuesday, March 22, 2022
5:30 PM, Conference Call via Zoom**

1. Call to Order @ 5:39 pm

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

2. Approval of the previous meeting minutes

- a. February 15, 2022

3. Financial Update; *board is happy with the current financials, some arrears will be collected April 1, while some fines remain unpaid. The utilities are higher than budgeted due to the budget flatlined the annual expenses monthly.*

4. Building Operations Update

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

5. Old Business

- a. Covid Update – board is in agreement to take COVID off of the old business as restrictions have lifted.
- i) Airbnb legal case – board is pleased that we are making progress on this issue with the presently set court date, in agreeance to proceed and wait for update from defending lawyer later this month.
- b. Bylaw revisions – Al and Nick are completing the final modifications.
- 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. Page content was discussed.
- d. Paint night event – tentatively scheduled for early April.
- e. Metal strapping water leaks – ongoing repair strategy underway (Nick)
- f. Visitor Parking Garage Door – Aviva sent a new cheque and it was cashed to the condo corp. We await receipt of a new cheque from Aviva for outstanding amount and the visitor to pay legal fees.
- g. Parkade cleaning scheduled for May 14-15 (Komodo). – parking signage to be ordered and put on the parkade entrance door to ensure all residents are aware and can prepare for the upcoming cleaning.
- h. 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.
- i. 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.
- j. Revisit concierge hours – board is interested in reviewing our concierge service over the long-term.
- k. Protocol for new owners – Board would like Barclay Street to create a one-page cheat sheet outlining key operational items.



- I. 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.

6. *New Business*

- a. We ordered a supply of garage door parts to have on-site.
- b. Hot Water Tank #2 Replacement – Board to pay bill and consider a new option later
- c. Barista Event – proposed date of March 27, 2022 10:00 am until 2:00 pm – Board has approved.
- d. Barclay Street to get in contact with Hudson Energy to see why/how their billing is done.
- e. Barclay Street to work with operator in roughly estimating issued PO's value to better account for accruals.
- f. Barclay Street to work with operator looking into the overtime being billed regarding metal strapping call outs.
- g. Barclay Street to inquire with Chris to get information about subscription service for tenants surrounding notices.
- h. Board has expressed interest in putting an email to residents to see what creative ideas they could come up with regarding the Yoga room usage. It was suggested to be transformed into a coworking space.

7. *Next Meeting*

- Monday, April 18, 2022

8. *Adjournment*

- 7:15 pm