



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

1. Call to Order at 5:40 PM

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

Regrets: Sneha Mishra

2. Approval of the Agenda

Moved by Nick, seconded by Albert that the agenda be approved as distributed.

3. Approval of the previous meeting minutes

Review and approval of the March 22, 2022 meeting minutes to be modified and to be redistributed.

4. Financial Update

- The financials were presented to the board, the natural gas is creating an overage in the budget due to usage and carbon tax. The Hudson Energy contract is a benefit, and this overage should be offset in the warmer months of the year.
- The board would like to add a section of fines collected YTD and outstanding fines to the financial section of the agenda (Barclay Street).

5. Building Operations Update

- The board is pleased with the new approach of having a dedicated report that contains monthly updates from the operations manager and would like to see this continue.

6. Old Business

- Airbnb legal case – Airbnb legal case – pre-trial court date was March 10, 2022 at 2:15 pm. The Judge advised that the defendant will be required to turn over all lease documents of showing the stays were 30+days in length and if one of them was less than that it is a breach of the bylaws. He is giving their counsel until March 31 to turn over all documentation with hopes that a settlement can be reached. He advised that if this goes to trial it will be more costly for both parties than the current balance outstanding and that each party will be liable for their own legal costs. A court date has been set for April 6, 2023 in court room 1605 at 9:30 am.
- Bylaw revisions – Al and Nick are working on the final modifications.
- Short Term Rentals – Barclay enquired with the City to determine how they are licensed, does the City regulations override the Bylaws of the corporation. Theresa explained Airbnb's have to carry a business license and the bylaws disallow a business setup, so the Bylaws take precedence.
- Fitness studio - Sneha will organize a paint night in June.
- Metal strapping water leaks – ongoing repair strategy underway (Nick).



- Visitor Parking Garage Door required full replacement due to a visitor driving through the door on August 31 around 11:30 PM. The visitor's insurance paid everything except \$1,483. **The visitor paid all outstanding expenses in full via certified cheque.**
- Barclay Street worked with Brad for estimating amounts on the POs to better account for accruals. **This system has been implemented, and money is being accrued in the month we receive PO's and POs are being estimated.**

7. New Business

- Parkade cleaning scheduled for May 14-15 (Komodo). Barclay Street engaged Process Signs to get signage put up on the parkade doors to avoid fines for owners, **proof was installed both doors. Board advised they need to be bigger signs, Barclay to order.**
- 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
- Barclay Street enquired with VIP Concierge about the subscription service for tenants surrounding notices and parcel pickup. **VIP are working on this endeavor for the corporation.**
- Concierge hours were modified back to 8:00 am to 8:00 pm, vs 8:00 am to 9:00 pm on April 4th.
- Board would like to solicit residents to see if they come up with creative ideas or suggestions for the fitness studio. **Put up on the elevator screens to respond to Barclay Street.**

8. Next Meeting – Tuesday, May 17, 2022, at 5:30 pm

9. Adjournment: 7:02 pm