



Condominium Corporation No 1710503
Board Meeting Minutes
Tuesday, May 17, 2022
5:30 PM (Zoom Call)

1. Call to Order at 5:32 PM

Attendance: Nick Livaditus, Albert Lee, Sneha Mishra and Barclay Street; Theresa Wright
Regrets: Al Schmidt and Calvin Shum

2. Approval of the previous meeting minutes

Review and approval of the March 22, 2022 and April 18, 2022, meeting minutes, March 22, 2022 have been approved, April 18, 2022 minutes to be modified and to be redistributed.

3. Financial Update

The corporation is currently \$9,937 over budget mainly due to the heat and gas overage of \$26,025 which will level out in the warmer months. The heat and gas are offset by savings in various contract and R&M expenses. Corporation is in a good financial position.

4. Building Operations Update

- Lobby AC condenser in the loading bay sprung a leak and requires a replacement coil. It is under warranty, but it will take 2-3 months to receive it, the last time it took 6 months. Cal-City is quoting on a new AC unit to present to the board.
- Checked all unit entrance door handles and deadbolts for tightness or replacement, replaced 11 door handles and tightened a bunch of door handles and deadbolts. This item will be added to the building matrix to be completed annually.
- Replace bottom panel on overhead door for upper parkade. All Kind Doors ordered a replacement section.
- All Kind Doors to replace both overhead door springs for the upper parkade entrance door. Scheduled for May-18th.
- There are areas of the parkade that require membrane patching; we are obtaining quotes to repair.

5. Old Business

- 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 completing the final modifications
- Sneha Instagram and Facebook Vogue – policy created and sent to the board members for review. Nick has approved it, Albert to review and approve for the policy to pass.
- Fitness studio - Sneha and Tina (Social Committee) will organize a Battle of Alberta Hockey night for the 3rd game in the Sky Lounge; the Corporation will order pizzas from Dominos, and it will be BYOB. Sneha will create posters for the property.
- Wine Night – Sneha and Tina to organize a wine night on June 20, 2022 for the residents.



- Metal strapping water leaks – ongoing repair strategy underway (Nick), will have a plan of attack on May 25, 2022.
- Clean Team has completed the subscription service for tenant surrounding notices. **Training yet to commence before it gets underway.**
- Questionnaire to residents was posted on the elevator screen however no responses for the creative ideas or suggestions for the studio.
 - A notice to go out to the residents in June.

6. *New Business*

- By reducing the Concierge hours with VIP by 1-hour a day Monday through Friday from 9:00 pm to 8:00 pm the Corporation saves \$565 monthly and \$6,780 annually.
- Brad has advised that he will be leaving Canada to travel for a few years, he has agreed to stay to complete the Piping project for Vogue.
 - Barclay will backfill his position before he leaves to ensure there is training and crossover.
- Parkade cleaning was a success – only 5 vehicles left behind.
- Board to look at the install of cameras in the elevators later in the year, depending on the cash position of the corporation.
- The board has approved ordering a signage board to put at the property for posting of notices etc.
 - The next parkade cleaning Barclay to order signage with removal decals for changing of the dates. In addition, also identify the lower vs the upper parkade for cleaning.
- Last AGM was September 21, 2021; board wants to schedule an AGM in November 2022.

7. *Next Meeting – June 14, 2022, at 5:30 pm*

8. *Adjournment. 7:05 pm*