



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

1. Call to Order at 5:32 PM

Attendance: Nick Livaditus, Albert Lee, Sneha Mishra, Al Schmidt, Calvin Shum and Barclay Street; Theresa Wright
 Regrets: None

2. Approval of the previous meeting minutes

Review and approval of the May 17, 2022 meeting minutes, Approved.

3. Financial Update

The corporation is currently (\$26,629) over budget mainly due to the heat and gas overage of (\$28,971) 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. Board approved Eddytime Mechanicals quote and want the warranty part for the existing system (Cal-City).

SUPPLIER	OPTION 1			OPTION 2				
	Ducane (same location)	Labour	TOTAL not including GST	Comfort-Air	Moving the AC unit	Labour	Electrical	TOTAL not including GST
Cal-City	\$ 2,350.00	\$ 1,485.00	\$ 3,835.00	\$ 4,126.00	\$ 3,926.00	\$ 1,485.00		\$ 12,087.00
McNab Elect.							\$ 2,550.00	
EddyTime	\$ 2,095.95	\$ 1,000.00	\$ 3,095.95	\$ 3,698.00	\$ 335.32	\$ 1,800.00	\$ 1,590.30	\$ 7,423.62

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 approved.
- Social events – Sneha to look at options for World Cup and/or other sporting events for residents.
- Metal strapping water leaks – ongoing repair strategy underway (Nick), will have a plan of attack on July 15, 2022.



6. ***New Business***

a) **Parkade membrane repair quotes;**

- **Fort Sands quoted on 129** locations where the membrane was delaminated and requires repairs
Gator quoted on 8 – the immediate concerns Brad identified. Fort Sands also noted the ramp and drive lanes had many areas of concerns, also the repairs they do require a reglet be done on the perimeter of the membrane repair - this is the only way to guarantee adhesion and they are not they are just going over the old product edge which will likely fail. We just received Gator's quote which only included 8 areas to repair. Barclay to have Fort Sands identify the 129 areas and break down a phased approach, once received provide that scope to Gator to quote on the same work.
- b) Floor 9 leak, Williams Engineering reviewed, water test completed on Monday June 27. Results sent to Hillary, waiting on feedback as it is not leaking from the balconies.
- c) Brad is leaving August 12th, his last day. Live in Operator is needed, Barclay to interview candidates and several board members to interview the final candidates. Salary may need to increase due to the status of the economy.
- d) Sky lounge furniture – the armchairs (5) in front of the TV's have gotten worn along with the bar stools (4) (options attached)
 - Reupholstery is \$6,200
 - New is based on the \$798 each armchair (5) and \$298 bar stools (4) = \$5,182
 - Board approved to order new chairs and lobby bar stools.
- e) Social Room Survey (9 responses); the maturity have asked for the pool table and ping pong to the Studio and spread-out the current gym equipment and get free weights and benches and/or more weight stations.
 - Board elected to turn an area of the fitness studio into a reading area for residents, purchase a rug(s) and once the new furniture arrives take the old Sky Lounge chairs and put them into this room along with the old lobby bar stools.
 - Any future plans will be put on hold.

7. **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.

8. ***Next Meeting – August 16, 2022, at 5:30 pm***

9. ***Adjournment. 6:53 pm***