



Condominium Corporation No 1710503
Board Meeting Minutes
Tuesday, Sept 13, 2022
5:30 PM (Zoom Call)

- **Call to Order at 5:37 PM**
 - Attendance: Nick Livaditis, Al Schmidt, Sneha Mishra, Albert Lee, Calvin Shum
 - Barclay Street: Theresa Wright, Tracy Leflar, April Smith
 - Regrets: none.

- **Approval of the previous meeting minutes**
 - Review and approval of the Aug 16, 2022 meeting minutes - Approved.

- **Financial Update**
 - *Board reviewed the Building Operator Monthly Report for July and August 2022.*

- **Building Operations Update**
 - *Board reviewed the Building Operator Monthly Report for July and August 2022.*

- **Old Business**
 - **Airbnb legal case** – no updates.
 - **P1 Door Repair** – reminder to post bow mechanical charges.
 - **Building Operations Manager update** – Mike is getting used to day-to-day operations. Petty Cash for building operations requests – approved.
 - **Bylaw revisions** – no updates.
 - **Social event** - social policy already approved by board. Instagram account not opened yet, but the event was going to be planned first. Sneha to work with Tracy on details.
 - **Metal strapping water leaks** – discussions with contractors ongoing around the project plan to implement proposed engineering recommendations. Board is interested in having updated financials, as a proposal to the board is expected in weeks.
 - **Parkade membrane repair quotes** - Gator quote expected tomorrow. Hillary & William Engineering to assist with proposing a prioritized schedule of fixes.
 - CAT 5 testing completed - closed.
 - Furniture Replacement (Chair) – ordered and closed.
 - **Unit noise complaints** – board wishes to review and approve a plan from owner of unit 29** to remediate condo bylaw violation and the named contractor must sign undertaking and warranty from the contractor, or the unit owner may use a contractor of the board's choosing.

- **New Business**
 - **AGM** – The board would like to target the AGM for Tuesday December 6th in person.
 - **Fall Event / Christmas Holiday Event** – board is considering internal and external ideas for a fall or Christmas event (e.g. Flames Game, Comedy Cave, Paint Night)



- 22** Leak Repairs – Resolved and closed.
- Clarification on charges – board clarified two scenarios on whose responsibility it would be to pay the cost of repairs. Board is interested in starting a recording of what issues are owners responsibilities and what are condo corporation responsibilities for future reference.
- Elevator #1 repair – repairs expected to be two weeks out. Board is interested in understanding root cause.

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.
-
- ***Next Meeting – October 13 2022, at 5:30 pm***

 - ***Adjournment: 7:13pm***