



Condominium Corporation No 1710503
Board Meeting Minutes
Tuesday, Aug 16, 2022
5:30 PM (Zoom Call)

1. Call to Order at 5:32 PM

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

2. Approval of the previous meeting minutes

Review and approval of the July 5, 2022 meeting minutes, Approved.

3. Financial Update

Board reviewed financial update and is interested in better understanding where we stand financially year-over-year with respect to our variances and current condo fees.

4. Building Operations Update

Board reviewed the Building Operator Monthly Report for July and August 2022.

5. Old Business

- **Airbnb legal case** – no updates since court date was set for April 6, 2023 at 9:30am.
- **Building Operations Manager update** – new on-site building operations manager is in place to backfill Brad's departure.
- **Bylaw revisions** – no updates since Al and Nick were completing final modifications in July.
- **Social events** – no updates at this time, Sneha to look at upcoming sporting events gatherings.
- **Floor 9 leak** – after investigation and review, determined to be an isolated incident. Board did not have any further concerns.
- **Parkade membrane repair quotes** - Board was interested in getting back an itemized and prioritized list of recommended lamination repairs so that it can be budgeted and scheduled over time as appropriate.
- **Metal strapping water leaks** – awaiting details of project plan that is under discussion, so that impacts can be communicated to residents before commencement of work.
- **Sky lounge furniture** – Barclay to order a sixth (6th) chair for the social room.
- **Social Room Survey** - Board expressed interest in further understanding how to better divide the gym and game room space to increase usage by residents. In addition, Albert & Calvin invited to research types of equipment that could be added to the gym.

6. New Business

a) **Waste disposal agreements:**

- Board wants to look into other options with respect to our waste disposal service provider that we could look into prior to the 120-day expiry.

b) **Unit noise complaints:**

- Board would like confirmation from owner of unit 29** that tile floor installation still meets condo bylaws.



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 – September 13 2022, at 5:30 pm*

9. *Adjournment: 6:47 pm*