



Condominium Corporation No 1710503
Board Meeting Minutes
Tuesday, Nov 22, 2022
5:30 PM (Zoom Call)

1. Call to Order at 5:39 pm.

2. Attendance: Nick Livaditis, Al Schmidt, Sneha Mishra, Albert Lee, Calvin Shum
3. Barclay Street: Tracy Leflar.
4. Regrets: none.

5. Approval of the previous meeting minutes

- Review and approval of the October 15, 2022 meeting minutes - Approved.

6. Financial Update

- Board reviewed the November's Financial Update for October and November 2022 and would like Barclay to monitor expenses and manage payments as required in the near term.

7. Building Operations Update

- Board reviewed the Building Operator Monthly Report for October to November 2022.

8. Old Business

- **Airbnb legal case** – board would like Barclay to research previous correspondence to assist with determination of next steps with regard to the ongoing legal case.
- **Bylaw revisions** – board would like confirmation if firm was paid for work back in 2020.
- **Instagram and Facebook Vogue** – posting for AGM underway.
- **Metal strapping water leaks** – Board is pleased with the progress of the hot water pipe repairs. More research required before decision on method of financing for the work needed.
- **Parkade membrane repair quotes** – board would like to defer repairs until next year.
- The **CAT5 testing** was completed for the lower tower in August.
- **Unit 2905 tile flooring** – completed and closed.
- **AGM** - set for Dec 6th and notice will be forwarded to owners according to by-laws.
- **Social Holiday event** – deferred until after AGM next year.
- **Leak** in 2207 and 2107 repairs awarded to Service Master; work is being scheduled.
- **Pipe Replacement Project** - Board is pleased with the progress of the hot water pipe repairs. More research required on method of financing for the work



9. New Business

- EV Charging In Parkade – Board would like to approach EV owner with a proposal in the short term and look into preparing a policy on ev charging in the new year.
- Unit #2504/2404 – defer fix until the spring.
- Drain Line – board would like contractor to be secured for required repairs in lobby and adjacent units.
- Legal Issue Unit #1502, short term rental – status update

10. Next Meeting – Dec 6 (AGM) 2022, at 5:30 pm

11. Adjournment: 7:29 pm