



**Condominium Corporation No 1710503**  
**Condo Board Meeting**  
**February 21, 2023**  
**5:30 PM, Conference Call via Zoom**

**1. Call to Order**

**2. Board Members & Property Management**

- Attendance: Albert Lee, Al Schmidt, Tom Iliou, Wendy Derzai, Nick Livaditis
- Barclay Street: Rondel Roberts, Bill Reeder
- Regrets: Calvin Shum

**3. Approval of previous minutes**

- Previous meeting minutes approved on condition that board positions be added and the date be updated to reflect the actual meeting date on Nov 22, 2022.
- AGM minutes to be included in the President's Letter to be circulated to residents - Al to condense meeting AGM transcript into minutes.

**4. Financial Reports**

- January financials have been delayed and will be reported on as soon as possible.

**5. Old Business**

<b>Issue</b>	<b>Update</b>
<b>Ongoing AirBnB Issue</b>	<ul style="list-style-type: none"><li>• Scheduled court date is approaching on April 6, 2023 and a decision must be made on whether to proceed or not.</li><li>• The board has requested that Barclay would turn over all documents and evidence related to the matter so that an informed decision can be made.</li></ul>
<b>Water Piping Repair Project</b>	<ul style="list-style-type: none"><li>• While phase 1 and 2 repairs are now completed, phase 3 of repairs is scheduled to be finished by March 3 2023.</li><li>• Phase 3 would include rebalancing the system to bring hot and cold water pressures inline with one another.</li></ul>



<p><b>Parkade Membrane Repairs - Quotes</b></p>	<ul style="list-style-type: none"> <li>● Barclay to contact Williams Engineering for an update on the report. Once received, will get vendors to quote on report recommendations.</li> </ul>
<p><b>Social Committee Updates</b></p>	<ul style="list-style-type: none"> <li>● Update deferred to March 2023 board meeting.</li> </ul>
<p><b>Vogue Instagram &amp; Facebook Updates</b></p>	<ul style="list-style-type: none"> <li>● Board has advised to hold updates to both accounts until there is something relevant to post.</li> </ul>
<p><b>Work on Condo Bylaw Revisions</b></p>	<ul style="list-style-type: none"> <li>● Albert to set up a separate meeting with the board to discuss next steps.</li> </ul>
<p><b>EV Policy Development</b></p>	<ul style="list-style-type: none"> <li>● Nick to forward previous research on installation of EV chargers. Subcommittee to continue discussions on relevant policy.</li> </ul>
<p><b>Escooter Fire Hazard Concern</b></p>	<ul style="list-style-type: none"> <li>● Albert shared links to articles and an escooter/ebike safety sheet with the board. There was agreement that these should be sent out to residents along with a safety notice at some point.</li> <li>● Board has asked Barclay to confirm with the insurance company if they have any specific concerns regarding escooters and ebikes in the building.</li> </ul>
<p><b>Garbage Chute Repairs</b></p>	<ul style="list-style-type: none"> <li>● A faulty chute installation issue was fixed permanently (i.e. welding issue) during these repairs.</li> <li>● The board has decided to hold on the quote to restore the cinder block wall on the 3<sup>rd</sup> floor until more funds become available.</li> <li>● The board has agreed that signs need to be put up to reinforce to residents what should and should not be put into garbage chutes.</li> </ul>
<p><b>Garbage Room Concerns</b></p>	<ul style="list-style-type: none"> <li>● The board agreed that the garbage and recycling pick-up provider needs to be reviewed – performance has been poor lately.</li> </ul>



<b>Building Operator - Duties</b>	<ul style="list-style-type: none"> <li>• The board wishes to continue to monitor the situation for now as a decision is not needed until after the water piping repair project is completed.</li> </ul>
<b>Ongoing Repairs &amp; Procurements</b>	<ul style="list-style-type: none"> <li>• <b>Unit #25XX/24XX – Balcony deficiency/leak &amp; repairs to 24XX</b> <ul style="list-style-type: none"> <li>• Permanent repair to be conducted in the spring.</li> </ul> </li> <li>• <b>Drain Line – Lobby from parkade.</b> <ul style="list-style-type: none"> <li>• Barclay to follow-up on cost of repair.</li> </ul> </li> <li>• <b>Microwave for Sky Lounge.</b> <ul style="list-style-type: none"> <li>• Nick forwards the contract for microwave replacement to Albert.</li> </ul> </li> <li>• <b>Brass Medallion @ Front Entrance.</b> <ul style="list-style-type: none"> <li>• Hold repairs for spring.</li> </ul> </li> </ul>

**6. New Business**

<b>Issue</b>	<b>Update</b>
<b>Revisiting Cleaning Company Contract</b>	<ul style="list-style-type: none"> <li>• After reviewing 3 quotes, the board agreed to change cleaning providers after it was apparent that there was a potential for substantial annual savings of up to \$10,000/year.</li> <li>• Tom would continue to explore alternatives for concierge services, in case MyVIP Concierge would withdraw their services if the above contract with Clean Team is terminated.</li> </ul>

**7. Meeting Adjournment**