

Annual General Meeting  
**Vogue**  
CCN 171 0503  
December 6, 2022, COMMENCING AT 6:00 PM

1. **Introduce yourself and your position**

*The Board of Directors has requested that Tracey Leflar, Property Manager from Barclay Street Real Estate chairs this AGM meeting.*

*Are there any objections to this?*

*No objections noted.*

*\*Please be advised this meeting is being recorded.*

2. **Call to Order:**

"It is 6:03 o'clock, we are calling this meeting to order.

Minutes will be taken by **April Smith, Property Administrator with Barclay Street** at the request of the board of directors.

**We have a few housekeeping items to take care of, in order to proceed quickly and address all topics I request that:**

- **Attendees to hold all questions until "New Business" please.**
- **All questions must be preceded by owner name and unit number.**
- **All questions addressed should be only one topic at a time – please do not jump around between topics.**
- **We ask participants to not interrupt speakers please.**
- **Just a reminder that only business regarding common property will be discussed. Any other personal business can be directed to BSRE in writing the following day."**

3. **Introduce the Board Members and the Property Manager**

Nick Livaditis (not in attendance)

Albert Lee

Al Schmidt

Calvin Shum (not in attendance)

Sneha Mishra

Our Condominium Manager is Tracey Leflar, Property Manager with Barclay Street Real Estate Ltd.

#### **4. Calling of the Roll – to Establish Quorum**

“There are **232** units at Vogue, no less than 15% of the persons entitled to vote, representing not less than 1500 UF either in person or by proxy are required. This equates to approximately **35 unit owners** representing at least 1,500 Unit Factors of the total number of units are required to achieve quorum.

We have 10 owners present representing 672 UF; and 4 owners represented by proxy totaling 4,461 UF. Total UF represented is: 5,133

I therefore verify we do have quorum.”

#### **5. Notice of Annual General Meeting**

“We need to establish that notice of this meeting dated November 14, 2022, was received at least fourteen (**14**) days prior to this meeting as per the Vogue Bylaws.

Confirmed by Unit 3402 – David Minnett. Thank you.

#### **6. Disposal of Minutes of Last AGM**

The minutes of the last AGM held on **September 21, 2021**, were distributed to all owners. We required a motion and a seconder for any error/omissions only. If there were no errors or omissions, we would ask for a motion to dispense with the reading of the minutes and to approve the minutes as circulated.

Motion by unit 3501 – Albert Lee seconded by 3402 – David Minnett.

**Motion Carried.**

#### **7. Voting Bar:**

It is to be noted: Under the *Condominium Property Act*, owners who have condominium fees or fines that remain unpaid for more than thirty days before today may not vote on any matter at this meeting. These owners have been notified upon registration they may not vote at today’s AGM.

#### **8. Report of Officers:**

- President’s report was forwarded to owners with the Budget for 2023.
- Sneha mentioned that they have started a social committee and some social media is in the works to create a sense of community in the building. If anyone is interested being a part of this, please see Sneha.

#### **9. Financial Reports**

The audited Financial Statements, prepared by Murray Hunter Prof Corp, for the fiscal year ending December 31, 2021, was distributed to all the owners.

Today, Corey Hunter was not able to be in attendance but has provided overview of the financials.

Please see attached for this financial overview.

## **10. Appointment of Auditors**

We require a motion that the appointment of the Auditor for the next fiscal year be left up to the incoming board's discretion.

Motion by unit 2001 – Arjun Kanala seconded by 2806 – Sinem Ersoy.

**Motion Carried.**

## **11. Resignation of Current Board**

- At this time the current board of directors all resigned. (to be effective upon the election of the new Board)

## **12. Election of the Board of Directors** **Nominations**

Was noted to owners in attendance that: The Board shall consist of **not less than three (3) nor more than seven (7) members** who shall be elected at each Annual General. Only one person from each unit on title may be nominated." An owner who is currently in arrears is not eligible to be elected to the Board.

***In the past Owners have voted on the number of Board Members required for the upcoming year.***

***By way of hands, do the owners wish to have 5 or 7 board members for the next fiscal year?***

**Show of hands determines majority of owners agree: It will be 7 board members for the next fiscal year.**

The floor is also now open to owners to nominate their neighbors or for those willing to stand on the board to volunteer.

"We have received 9 nominations for board members.

- Albert Lee (3501)
- Al Schmidt (2004)
- Calvin Shum (1604)
- Sneha Mishra (1402)
- Nick Livaditis (2201)
- Tom Iliou (1906)
- Alex Li (2809)
- Sinem Ersoy (2806)
- Wendy Derzai (3402)

"We require a motion to **cease nominations**.

Motion by Unit 1402 – Sneha Mishra seconded by Unit 3402 – David Minnett.  
**Motion Carried.**

“We require 2 or 3 scrutineers who can count the ballots. It should also be noted to those filling in the ballots that only a maximum of 7 marks may be made on the ballot. Any ballots with more than 7 or filled out incorrectly, will not be counted”

Unit 1403 – Haley Cabral will act as a scrutineer

April Smith – Barclay Street will act as a scrutineer

*Scrutineers picked up all the ballots to count. The 7 with the most votes, are the new Board.*

*Ballots were counted and read with results being:*

*Sneha Mishra – 17 votes  
Albert Lee – 16 votes  
Al Schmidt – 16 votes  
Wendy Derzai – 15 votes  
Nick Livaditis – 14 votes  
Tom Iliou – 12 votes  
Calvin Shum – 10 votes  
Sinem Ersoy – 8 votes  
Alex Li – 3 votes*

“We require a motion to destroy the ballots.

Upon motion duly made by unit 2806 – Sinem Ersoy and second by unit 3402 – David Minnett it was unanimously resolved to destroy the ballots.

“I would like to Introduce the new Board:

- Unit 2201 - Nick Livaditis
- Unit 1604 - Calvin Shum
- Unit 3501 - Albert Lee
- Unit 1402 - Sneha Mishra
- Unit 2004 - Al Schmidt
- Unit 1906 - Tom Iliou
- Unit 3402 - Wendy Derzai

Barclay Street will reach out to the new board to exchange contact information & to arrange the first monthly meeting of the board.

### **13. New Business:**

“At this time, we will take items from the floor that owners wish to discuss. Please ensure you specify your unit number for the minute taker to take accurate notes.”

- ***Plumbing Project Update***

- i. Owners were given background details on the plumbing project currently underway to mitigate an issue with the Pex pipes installed in the building that were contributing to some leaks in the building, including details around the financing of the repairs.
- ii. The various options and considerations that the board had to contend with were explained to owners including the rationale for adopting the current approach with respect to financing.
- iii. It was raised that going forward, the new board should work with property management to ensure that the building operator make checks of the pex piping a part of their routine to ensure that the operation the pipes are in good standing.
- iv. Several questions (4) were asked regarding this project and discussion for approximately twenty (20) minutes occurred.

**Question:** Yining Ruan (#2808) – We have 2 levels for parking, and only the upper level has one accessible button which is an inconvenience for the senior residents when bringing in their groceries. Is there any chance of having another access button installed to make the building more accessible?

**Response:** Tracey Leflar – We will add this to the first board meeting agenda and will have this addressed. Board – has stated that there is currently a wish list for security items.

**Question:** David Minnett (#3402) – When does the audit get completed for the year?

**Response:** Tracey Leflar – It takes about 60 days after the fiscal year end to close the books and once they are closed, they go to the auditors. The auditors have been really slow because of covid. They are not working in the offices, so all audits are behind. Usually, we like to see the audit within 90 – 120 days after.

**Question:** David Minnett (#3402) – Is this usually the timing for the AGM?

**Response:** Tracey Leflar – The AGM can be called at any time. It needs to be no more than 15 months from the last AGM. Yes, it can be held in conjunction with when the audit is completed.

**Question:** David Minnett (#3402) – There is no lead time with a meeting this late in the year to truly influence the coming year.

**Response:** Tracey Leflar – The monthly financial reports can be viewed on [www.condopapers.com](http://www.condopapers.com) if they would like.

**Response:** Al Schmidt (#2004) – I think part of the rational that we didn't do it in the spring, we were still trying to sort through this and then heat link became involved. Our

first goal on this was that we were going to do this work in spring/summer. How do you have an AGM if we don't have any answers. The new board can determine when the next AGM is.

**Question:** Sinem Ersoy (#2806) – Asking for unit 2705, the external door after the receptionist leaves gets automatically locked and creates some issues getting in and out. Is there any possibility leaving that external door unlocked when the receptionist is not there?

**Response:** Albert Lee (#3501) – We started getting homeless people sleeping in there.

**Question:** Sinem Ersoy (#2806) – Is there any other way to access that door without a fob? Sometimes they don't work well in the cold. Maybe a code?

**Response:** Tracey Leflar – We have a few issues with the fobs in general. One of the reader boards, isn't reading properly and we have been trying to divert the power on it to give it but the board is going to have to be replaced and that might change it altogether.

**Question:** Albert Lee (#3501) – Was that an issue with people having trouble getting into the building?

**Response:** Sinem Ersoy (#2806) – It's a two-part issue – I'm having fob issues. And 2705 is having issues if you have visitors after receptionist hours you have to go all the way down to let them into the building.

**Question:** Sinem Ersoy (#2806) – Can we have the door open until 10?

**Response:** Al Schmidt (#2004) – Used to have 2 different sets of hours for the door to be locked. The gap created all sorts of issues.

**Response:** Albert Lee (#3501) – We had a couple of break ins, they stole the TV, and had some people sleeping in the vestibule. That was the reason for the hour change to keep people out of the vestibule. My personal view, just go down and get your people. In the past year and a half, we have put in some pry protection in and around the lobby. It should line up now with the concierge hours.

“We require a motion to close New Business.

Motion Unit 1402 – Sneha Mishra seconded by Unit 2004 – Al Schmidt.

**Motion Carried**

**14.** “Can someone adjourn this meeting?”

Meeting adjourned at 7:27 pm by motion of Unit 3501 – Albert Lee.