



Condominium Corporation No 1710503

Condo Board Meeting

March 21, 2023

5:30 PM, Conference Call via Zoom

1. Call to Order, 5:34 pm

2. Board Members & Property Management

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

3. Approval of previous minutes

- January 2023 minutes were updated appointments and filed in archives with board minutes - closed.
- February 2023 - Nick motions to approve, Tom seconded.
- **Action Item:** AGM Minutes - Bill to circulate consolidated minutes to the board and the board will approve over email to expedite.
- **Action Item:** Bill to to agenda items should match minutes of previous meeting.

4. Financial Reports

- January financials reflect a positive variance, but some reconciliation is still required on older expenses (i.e. garage door repair, repairs for 17xx and 25xx).
- **Action Item:** Bill to look into tracking move-in/move-out funds that we collect separately instead so that we can direct those funds more closely.



6. Old Business

Issue	Update
Ongoing AirBnB Issue	<ul style="list-style-type: none"> • Albert moves to dismiss, seconded by Al, Nick, and Tom. • <u>Action Item</u>: Barclay to pay legal outstanding fees. • <u>Action Item</u>: Barclay to also secure a release from the defendant and will reverse the fines and interest as on the defendant's account.
Water Piping Repair Project	<ul style="list-style-type: none"> • Nick to work with Albert on identifying all units that have a tenant complaint or deficiency on it. Next step is to put together a plan and budget to understand how we can work through the list. • Major phases of the project are completed.
Parkade Membrane Repairs - Quotes	<ul style="list-style-type: none"> • Williams engineering to come back to Barclay with quotes and options - at the next meeting the board would be able to vote as appropriate.
Social Committee Updates	<ul style="list-style-type: none"> • Defer until April.
Instagram & Facebook Updates	<ul style="list-style-type: none"> • On hold until the water repair project is completed.
EV Policy Development	<ul style="list-style-type: none"> • Nick circulated previous EV work to the board. • Electricity is common property, likely no additional bylaw work would be required to collect payment for charging EVs today.
Escooter Fire Hazard Concern	<ul style="list-style-type: none"> • Insurance companies have noted they have no issues with Escooters, but any claim would affect future premiums as normal. • Action item: Albert to send Bill a safety tip sheet to be circulated.
Garbage Chute Repairs	<ul style="list-style-type: none"> • Cinderblock repairs on hold. • Action item: Bill to place signage on entrance to garbage chutes of what to put and what not to put on the door on each floor.



<p>Garbage Room Concerns</p>	<ul style="list-style-type: none"> • The board agreed that the garbage and recycling pick-up provider needs to be reviewed – performance has been poor lately.
<p>Building Operator & Operations</p>	<ul style="list-style-type: none"> • <u>Action Item</u>: Bill to look into how Building Operations decides to secure third-parties to do operational work and where the funding comes from for these jobs. • <u>Action Item</u>: Board would like Barclay to start replacement process for Building Operations and one with more technical experience in managing a building.
<p>Revisiting Cleaning Company Contract</p>	<ul style="list-style-type: none"> • New cleaners are starting April 1st. Closed.
<p>Ongoing Repairs & Procurements</p>	<p>Water Tank Replacement</p> <ul style="list-style-type: none"> • Bill hasn't ordered new tanks yet, but CalCity mentioned the service window should last 8-25 years. • <u>Action Item</u>: Bill to email, and to do some root-cause analysis with CalCity on if we are operating Water Tanks to specifications. <p>Balcony</p> <ul style="list-style-type: none"> • Nick to get back to Albert. <p>Front Entrance</p> <ul style="list-style-type: none"> • Deferred for better weather. <p>Paint Quote</p> <ul style="list-style-type: none"> • <u>Action Item</u>: Nick to proceed with executing on painting work. <p>Main Floor Lobby - Light Repair</p> <ul style="list-style-type: none"> • <u>Action Item</u>: Need to repair light fixture.



8. *New Business*

Issue	Update
New Bylaw Revisions	<ul style="list-style-type: none">• Board needs to consider if it is worth continuing efforts to amend our Bylaws to retain our ability to impose sanctions for regulation or policy violations under the new Condo Property Act.• <u>Action Item</u>: Keep item on agenda for more discussion on the topic.
Carpet Cleaning - Quotes	<ul style="list-style-type: none">• Action item - Tom to investigate quotes.
Garbage & Recycling Services	Action item - board wishes to explore new contracts for garbage and recycling services.
Revisiting Concierge Service Contracts	<ul style="list-style-type: none">• Tom has explored alternatives to our current concierge services, including managing it internally as a board ourselves or alternative services from similar services.• <u>Action Item</u>: Board to take this away to brainstorm ideas to explore the future of Vogue's concierge services.

9. *Meeting Adjournment - 7:27 pm*

- *Next Meeting: April 18, 2023*