

Vogue
Condominium Corporation No. 1710503
2021 ANNUAL GENERAL MEETING
VIA Zoom
Tuesday, September 21, 2021 at 6:00 PM

Introductions

The current Board of Directors are:

Nick Livaditis
Chris Theodossopoulos
Al Schmidt
Sneha Mishra
Albert Lee

Also in attendance is Theresa Wright, Property Manager of Barclay Street Real Estate Ltd. and Desirae Paterson, also of Barclay Street Real Estate Ltd who will be taking minutes at the request of the Board of Directors.

Call to Order and Establishment of Quorum

The meeting was called to order at 6:01 pm by Nick Livaditis, President of the Board of Directors who motioned that Theresa Wright of Barclay Street Real Estate Ltd. chair the meeting. Sneha, unit #1402 seconded the motion. All in favor. **Motion carried.**

There are **232** units at Vogue. The Chairperson has stated that to establish quorum, according to the Bylaws, a total of **35** units representing no less than 15% (1,500 Unit Factors) of the total number of units is required. There were **14** units represented in person and **42** units represented by proxy, as such quorum has been established and the meeting can now proceed to business.

Proof of Notice of Meeting or Waiver of Notice

Unit 934 Nick Livaditis verified receiving notice of the AGM, dated and sent Tuesday, September 7, 2021, in accordance with the Bylaws of the Corporation.

Disposal of Minutes of Last AGM

The minutes of the last AGM held on June 18, 2019 were included in the 2021 AGM package. One error was noted – Anna, 1205 moved to have her unit number struck from the previous AGM minutes as the concern that was voiced was not her unit. Motion to have the unit number struck was carried.

Upon a motion duly made by unit 1205 and seconded by unit 3501 it was resolved that the minutes of the last Annual General Meeting be approved as circulated with that one error of unit number being struck from the minutes. **Motion carried.**

Reports of Officers - Nick Livaditis

Nick Livaditis mentions that his letter, previously sent out to unit owners via email on Monday, September 20, 2021 was a great overview as the reports of officers. He expressed thanks for all of those, including staff, Board members and Barclay Street who's time and dedication made it possible to get through the last few years.

Financial Report and Adoption of Audited Financial Statements

As of December 31, 2021 the corporation was in good financial standing with condominium contributions of \$1,316,082 and other income of \$30,317.

Expenses of \$1,171,415 dollars and \$203,940 contributed to the reserve fund. Overall, the budget for 2020 was \$28,956 dollars over budget.

As of August 31, 2021 the corporation is in fair financial condition \$872,083 dollars and other income of \$23,169 expenses totaling \$913,178 dollars and reserve fund contributions of \$84,795 dollars. Overall, the budget is \$52,000 over budget mostly due to rates and usage of utilities this year.

Appointment of Auditor

It was agreed that the appointment of the Auditor for the next fiscal year be Murray Hunter Professional Corporation. Motion made by Nick Livaditis #934, and seconded by Al Schmidt #2703.

Unfinished Business

No unfinished business from last year.

Motion to close unfinished business made by Al Schmidt #2703 and seconded by Albert Lee #3501.

New Business

Unit 1807: Clyde Carr was wondering what the 2022 condo fees will be. Theresa Wright of Barclay Street Real Estate mentioned that it has not been completed yet as the YE is December of 2021.

1602 Tiny Kelly: Would like to see the garden beds on the 6th floor turned into a small herb garden or something to grow some vegetables. Nick Livaditis states that the Board will discuss and get back to them about that.

Motion to close new business made by unit 1402 and seconded by unit 1602. All in favour. **Motion carried.**

Resignation of the Board

The Chairperson announced that in accordance with the Bylaws of the Corporation the current Board has now resigned.

Nominations and Election of the Board:

The floor was opened for nominations. A motion was made by unit 1402 and seconded by unit 1205 to set the number of Board members at no more than five (5) people. **Motion carried.**

Owners nominated for Board positions were as follows:

Nick Livaditis
Sneha Mishra
Al Schmidt
Albert Lee
Calvin Shum

Motion to cease nominations was made by unit 1402 and seconded by unit 1205.

Nick Livaditis
Albert Lee
Al Schmidt
Calvin Shum
Sneha Mishra

Motion to destroy the ballots was made by unit 1402 and seconded by unit 2110. **Motion carried.**

ADJOURNMENT

A call to adjourn the meeting was motioned by unit Albert Lee 3504.

Meeting adjourned at 6:24pm

Thank you everyone!