



Condominium Corporation No 1710503
Condo Board Meeting
April 18, 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, Nick Livaditis, Calvin Shum
- **Barclay Street:** Bill Reeder
- **Regrets:** Tom Illou, Wendy Dezrai

3. Approval of previous minutes

- March 2023 - Sneha motions to approve, Nick seconded.
- **Action Item:** AGM draft to be approved by the board offline via email and would be approved/confirmed at our next AGM meeting - closed.

4. Financial Reports

- Board was informed that we are well under budget for operations last month.
- Previous request to have a move-in/move-out collections process is now in place to direct it into savings accounts that can be used for operations/repair work identified by the board. Board has also agreed to stop accepting cash for payment for move-in/move-out payments - closed.

5. Old Business

Issue	Update
Ongoing AirBnB Issue	<ul style="list-style-type: none">● Barclay to pay legal outstanding fees and also secured a release from the defendant and will reverse the fines and interest as on the defendant's account - closed
Water Piping Repair Project	<ul style="list-style-type: none">● Some issues remain, but waiting for upcoming PVR rebuild work in May to evaluate if repairs are truly completed.● Keep on agenda for continued monitoring.



Parkade Membrane Repairs - Quotes	<ul style="list-style-type: none"> Williams' engineering plan circulated to board members. <p>Action Item: Board is looking for Willams' engineering to put together a comprehensive plan that can be tendered before the next winter that would be in alignment with other work that may be coming up in the building.</p>
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"> Board notes that we should ask that new EV charging infrastructure should be factored into the next reserve fund study later this year. <p>Action Item: Board would like to get underway on undertaking a study on electrical infrastructure in the building to set up subsequent work this year as well as starting investigation on products and pricing on charging appliances, including installation.</p>
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. <p>Action Item: Albert to send Bill a safety tip sheet to be circulated.</p>
Garbage Chute Repairs	<ul style="list-style-type: none"> Repairs done. Signage is going up - closed
Garbage Room Concerns	<ul style="list-style-type: none"> Contractor has been contacted to 'step up'. Board recommends not automatically renewing the current waste and recycling contract when it comes up in Q1 2024 to enable us to look at alternatives when the time arises. <p>Action Item: Barclay to create notice to owners to break down cardboard in the garbage room to help on save costs.</p>



	<ul style="list-style-type: none"> ● Action Item: Albert to secure two new bins for recycling.
Building Operator & Operations	<ul style="list-style-type: none"> ● Action Item: Board would like Barclay to advise current and future Building Operators not bring in non-approved vendors for required work. ● Action Item: Board would like Barclay to assist with the shortlisting process for a new Building Operator and would like to be involved in the interviewing process.
Revisiting Cleaning Company Contract	<ul style="list-style-type: none"> ● Board is hearing from owners and residents that there is an observable improvement - closed.
Ongoing Repairs & Procurements	<p>Water Tank Replacement</p> <p>Action Item: Bill to email and to do some root-cause analysis with CalCity on if we are operating Water Tanks to specifications.</p> <p>Balcony Repair</p> <p>Action Item: Nick to get back to Albert.</p> <p>Front Entrance Sidewalk Repair</p> <ul style="list-style-type: none"> ● Deferred for better weather. <p>Paint Quote</p> <ul style="list-style-type: none"> ● Main Lobby repainting completed - closed. <p>Action Item: Sneha asked if parking elevator vestibules could be repainted as well like the main lobby. Board has responded affirmatively.</p> <p>Main Floor Lobby - Light Repair</p> <ul style="list-style-type: none"> ● Building Operator indicates repair would take place this week.



6. New Business

Issue	Update
New AirBnB Complaint	<ul style="list-style-type: none"> Tenent in 20xx was discovered that they were listing unit on AirBnB. Owner has been notified and is dealing with the tenet accordingly. Board approves warning to out to tenent - closed.
Building Automation / Testing	Action Item - Nick to work on annual maintenance quote for building automation testing as it is something that needs to be budgeted for this year.
Carpet Cleaning - Quotes	Action Item - Tom to investigate quotes.
Garbage & Recycling Services	Action Item - Board wishes to explore new contracts for garbage and recycling services. More details above in the old business section.
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. Action Item - Wait for full board attendance to discuss.
2022 Financial Audit	Action Item - Board would add this to the agenda in advance for the full board to consider in the next meeting.
Garage Door Issue	Action Item - Barclay to follow up on if and how the residential garage door issue was resolved.

7. Meeting Adjournment - 7:03 pm

- Next Meeting: ?