



Condominium Corporation No 1710503
Condo Board Meeting Minutes
June 28, 2023
5:30 PM, Conference Call via Zoom

1. Call to Order, 5:30 pm

2. Board Members & Property Management

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

3. Approval of previous minutes

- May 2023 - Sneha motions to approve, Albert seconded.

4. Financial Reports

- Board was informed that we are well under budget for operations last month in May. Board is working on projecting the budget towards the end of this year.
- Sneha motions to approve financials, Albert seconded.

5. Old Business

Issue	Update
Water Piping Repair Project	<ul style="list-style-type: none">● Certain units 18XX are still having issues and/or not getting any hot water at all. Keep on agenda for continued monitoring, but when all is done, a summary report can be sent out to owners.● Action Item: Board to continue work on remaining troubleshooting and optimization.
Parkade Membrane Repairs - Quotes	<ul style="list-style-type: none">● Williams' engineering has come back with a proposal for the board's consideration.● Action Item: After cleaning of parking areas, board would like to do the investigation for membrane repairs shortly after around August.



<p>Social Committee Updates</p>	<ul style="list-style-type: none"> • Level 1 app proposed to board’s consideration, but there were some questions around hardware compatibility. • On the events front, board is in agreement to open up balcony access on a trial basis in the gym. Board would be in agreement to look into an on-site event centered around Stampede. <p>Action Item: Property Management to look into what happened with Vogue’s Condo Community system.</p> <p>UPDATE: Property Management has looked into and the system has not been in use for an extended period of time.</p>
<p>Instagram & Facebook Updates</p>	<ul style="list-style-type: none"> • On hold. • Board has raised an issue with building a sense of community, access, and social media with respect to tenants.
<p>EV Policy Development</p>	<p>Action Item: Board to look into EV providers and engage on quotes on capacity study (dominion, met, sodo). Investigate available subsidies.</p>
<p>Escooter Fire Hazard Concern</p>	<p>Action Item: Albert to send Bill a safety tip sheet to be circulated.</p> <p>UPDATE: Tip sheet sent out to owners.</p>
<p>Garbage Room Concerns</p>	<ul style="list-style-type: none"> • Cardboard notice went out to owners. • Garbage pickup has improved and Recycle bins secured. <p>Action Item: Board would like to keep open item on agenda as a reminder to give notice 3-6 month in advance of expiration of current waste and recycling contact on April 30 2024.</p>
<p>Building Operator & Operations</p>	<ul style="list-style-type: none"> • Board is in the process of reviewing resumes from prospective operators that would be a good fit for Vogue. <p>Action Item: Board to pursue a few more leads on a replacement.</p>



<p>Ongoing Repairs & Procurements</p>	<p>Water Tank Replacement</p> <p>Assessment was done and the conclusion is that the tank prematurely failed.</p> <p>Action Item: Property Management is waiting on a more detailed report and findings.</p> <p>UPDATE: Supplier and contractor advise the hotwater tanks that required replacement were not defective and needed replacement after their useful life.</p>
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	<p>Balcony Repair</p> <p>Action Item: Board needs to check in with Nick on the current state of balcony repair work.</p> <p>Front Entrance Sidewalk Repair</p> <ul style="list-style-type: none"> Property management had followed up with Mike, Gator concrete to confirm the date of repair. UPDATE: Work complete.
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6. New Business

Issue	Update
<p>Building Automation / Testing</p>	<ul style="list-style-type: none"> Nick was to work on annual maintenance quote for building automation testing as it is something that needs to be budgeted for this year. <p>Action Item: Albert to follow up with Nick on the original intent and quote.</p>
<p>Loft Units</p>	<p>Issues discussed regarding noise and other various issues with construction. Albert and Bill to work with developer (Skyvision) on these matters.</p>



<p>Window cleaning</p>	<p>Board would like to ensure that work agreed to is actually done.</p> <p>Action Item: Property management to look up any contractual details we have with the window cleaning company.</p> <p>Action Item: Property management to look into when the next roof anchor inspection would be required, which we may need to schedule other work around this year.</p> <p>UPDATE: Engineer engaged to complete roof anchor inspection. Difficulty in getting access to all roof anchors as there are roof anchors on several floors at the building. Final inspection scheduled for late August with window cleaning completed in September.</p>
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<p>Garbage & Recycling Services</p>	<p>Action Item - Board wishes to explore new contracts for garbage and recycling services. More details above in the old business section.</p> <p>Redundant item. Closed.</p>
<p>Revisiting Concierge Service Contracts</p>	<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. • Blackbird security (and concierge) was introduced to the board that would provide hybrid services to the building at a reasonable cost. <p>Action Item: Tom to circulate package on Blackbird security to board members for review.</p>
<p>2022 Financial Audit</p>	<p>Action Item - Board can approve final quote from Murray Hunter over email.</p> <p>UPDATE: 2022 DRAFT Audit completed and sent to Board for review and approval.</p>
<p>Garage Door Issue</p>	<p>Closed.</p>



L6-L9 Commercial Conversion Project Update	<ul style="list-style-type: none">• Units <i>designated as commercial sold and and being converted as residential units. Board is made aware that we should be reviewing any engineering recommendations on this before approving ties into common utilities.</i>• <i>In addition, it was noted that our reserve fund and bylaws may need to be updated in advance of the project's completion.</i> <p>UPDATE: <i>Albert has engaged an engineer to review plans and work regarding what Skyvision has and is doing.</i></p>
Parkade Walkthrough	<ul style="list-style-type: none">• Board would like to do a walkthrough of the parkade so that the <i>board</i> can send out warnings to maintain parking stall cleanliness

7. Meeting Adjournment – 6:30 pm

- *Next Meeting: June 28 skip July meeting.*