

Condominium Corporation No 1710503
Condo Board Meeting Minutes August
31, 2023
5:30 PM, Conference Call via TEAMS

1. Call to Order, 5:35 pm

2. Board Members & Property Management

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

3. Approval of previous minutes

- June 28 2023 Board meeting – Albert motion to approve seconded by Wendy, approved.

4. Financial Reports

- Board was provided with June and July 2023 financials and a review was completed.
- Albert motions to approve financials, Wendy seconded. Approved.

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. Williams Engineering was out to inspect the membrane after the parkade cleaning and provided their findings indicating about 1,500

	<p>+/- square feet of membrane repair work needing to be completed. Awaiting Williams specifications for repairs which will be provided in September then tendering of work can be completed.</p>
<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><u>Action Item:</u> Property Management to look into what happened with Vogue's Condo Community system.</p> <p><u>UPDATE:</u> Property Management has looked into and the system has not been in use for an extended period of time.</p> <p><u>Discussion took place about having Board put together a monthly News Letter that BSRE would send out to all owners updating them on the happenings at Vogue.</u></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. See Social Committee Updates above.
<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>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>UPDATE: Brad Kelly scheduled to come back as the Vogue Building Operator September 11, 2023.</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. Board continues to look at issue and will have an Engineer have a look as the timeline for HWT replacement seems short.</p>
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<p>Balcony Repair</p>	<p>Balcony Repair</p> <p>Action Item: Board needs to check in with Nick on the current state of balcony repair work.</p> <p>UPDATE: Repairs to the balcony for unit #2504 will be scheduled to be completed.</p>
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6. New Business

Issue	Update
<p>Condominium Unit Mortgage</p>	<p>Condo Unit Mtge expires September 15, 2023. TD bank needs a copy of the final audit and most recent monthly financials in order to look at mortgage renewal.</p> <p>Action Item: BSRE to provide the final audit and most recent financials to TD bank so review can be completed.</p>
<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>

<u>Window cleaning</u>	<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>UPDATE: Copy of contract with Rockyview provided to Board. Rockyview will complete window cleaning in late September/early October.</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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<u>Moby Revenue Share</u>	<p>Moby has a contract to provide wifi and other services to owners at the building providing common area wifi etc... to the Vogue for free. BSRE contacted Moby to see if they would revenue share and provide certain services to Vogue common areas.</p> <p>Board approved Moby revenue share.</p> <p>Action Item: BSRE to connect with Moby and obtain new agreement for Albert to sign on behalf of the Board.</p>
<u>Revisiting Concierge Service Contracts</u>	<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. Also potential for extending hours depending on rates. Replacement for Jessie who is scheduled for retirement end of 2023. Board believes they have a replacement.</p>
<u>2022 Financial Audit</u>	<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. Board approved Audit Wendy then Tom.</p>

Vogue Insurance Policy	Vogue Insurance policy expires November 30, 2023. BFL (insurance broker) have sent a list of questions about the building to BSRE who answered the questions. BFL to contact BSRE with any other questions they have and provide the quote for renewal end of October early November.
Visitor Parking	Several vehicles parked in visitor parking for extended periods some appear to be owners and some visitors. Discussion on using hang tags and registering vehicles with Concierge took place. Action Item: BSRE to send out notice to owners.



L6-L9 Commercial Conversion Project Update	<ul style="list-style-type: none">• Units 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.• In addition, it was noted that our reserve fund and bylaws may need to be updated in advance of the project's completion. <p>UPDATE: Albert has engaged an engineer to review plans and work regarding what Skyvision has and is doing. Issues discussed regarding noise and other various issues with construction. Albert and Bill to work with developer (Skyvision) on these matters.</p>
Parkade Walkthrough	<ul style="list-style-type: none">• Board would like to do a walkthrough of the parkade so that the board can send out warnings to maintain parking stall cleanliness.

7. Meeting Adjournment – 7:00 pm

- Next Meeting: Monday September 25, 2023.