



Condominium Corporation No 1710503
Condo Board Meeting
September 25, 2023
5:30 PM, Conference Call via Zoom

1. Call to Order, 5:37 pm

2. Board Members & Property Management

- **Attendance:** Albert Lee, Wendy Dezrai, Tom Illou, Sneha Mishra, Calvin Shum
- **Barclay Street:** Bill Reeder
- **Regrets:** Al Schmit

3. Approval of previous minutes

- August 2023 - Sneha motions to approve, Albert and Tom seconded.
 - Follow-up: Calvin to look into ways to track actions on old business to better identify stale items on future minutes.

4. Financial Reports

- Board reviewed financials with no issues noted. Wendy motions to approve, Tom seconded.
 - Follow-up: Bill to assist the board to investigate other ways to collect on unpaid fines for infractions.

5. Old Business

Issue / Entry Date	Update
Domestic Hot Water Optimization	<ul style="list-style-type: none">● Board notes that hot water issues are improving, but looking into further infrastructure improvements including hot water tank replacements.● Bill to connect with some affected owners to confirm that the situation has improved.



Parking Membrane	<ul style="list-style-type: none"> • Bill reached out to Williams engineering this week for needed updates, but parkade membrane work can be done in the winter.
Monthly Newsletter	<ul style="list-style-type: none"> • Wendy and Snheha to start putting together a template and newsletter with condo updates and events on a regular cadence that Barkley can circulate to owners.
Facebook/Instagram	<ul style="list-style-type: none"> • Board discussed the potential to make newsletter update on social media channels.
EV Project	<ul style="list-style-type: none"> •
Garbage Room Issues	<ul style="list-style-type: none"> • With Brad coming back, things have improved to staying on top of the garbage companies. • The board has the option to give notice on contract termination starting November until end of January.
Building Operator	<ul style="list-style-type: none"> • Brad is back. closed.
Balcony repair 25xx	<ul style="list-style-type: none"> • Work is ordered, contractor has promised work on Sept-Oct timeline
TD Mortgage Renewal	<ul style="list-style-type: none"> • Board and Property Management are in contact with TD on renewal and previous concerns from the bank seem to be alleviated.
Building Automation Testing Maintenance	<ul style="list-style-type: none"> • Albert to forward signed agreement to Property Management.
Window Cleaning	<ul style="list-style-type: none"> • Previously submerged roof anchors can be visually inspected and signed off by the engineer by the end of this week to enable window cleaning work.
Moby Revenue Share	<ul style="list-style-type: none"> • Bill to follow-up on Moby to confirm a shorter term.
Concierge Services	<ul style="list-style-type: none"> • To ensure continuity of concierge services past December, board will be working on a plan by the next board meeting in October.



Condo Insurance Renewal	<ul style="list-style-type: none"> Insurance company has received all the info they require and will get back to the board in late Oct to early Nov.
Parking	<ul style="list-style-type: none"> Albert to put together a point form
New Residential Lofts	<ul style="list-style-type: none"> Board would like Property Management to get a sense on when the anticipated completion date would be from the project team.
Parkade Walkthrough	<ul style="list-style-type: none"> Brad has been conducting walkthroughs and it was been going well. Some fines were issued.

6. *New Business*

Issue/Entry Date	Update
6th Floor Balcony Issues <i>9/25/2023</i>	<ul style="list-style-type: none"> Albert to confirm if the 6th and 7th floors are a common area with contractors who have construction plans adjacent to those spaces.
Pigeons On Balcony <i>9/25/2023</i>	<ul style="list-style-type: none"> Board to send question to other owners to see if pigeons are a bigger problem than first thought.
Garbage Chute <i>9/25/2023</i>	<ul style="list-style-type: none"> Quote received to do work on pending cinder block repairs. closed.
Elevator Maintenance Contract Renewal <i>9/25/2023</i>	<ul style="list-style-type: none"> Board would like to look at exploration alternative options to maintain our elevators going forwards.

7. *Meeting Adjournment -*



- *Next Meeting: October 23 @ 5:30pm*