



Condominium Corporation No 1710503
Condo Board Meeting
October 23, 2023
5:30 PM, Conference Call via MS Teams

1. Call to Order, 5:34 pm

2. Board Members & Property Management

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

3. Approval of previous minutes

- September 2023 - Albert motions to approves minutes, Wendy concurs.

4. Financial Reports

- Board notes that financials appear to be in good order up to September, but would like property management to have a look at a few potential variances.
- Wendy motions to approve, Albert seconds.



5. OPERATIONS AND MAINTENANCE

Issue	Update
Water Piping Repair Project	<ul style="list-style-type: none">• Board reports that issues with hot water are getting better in the building but hot water balancing tweaks are still being looked at on a case by case basis.• Action item: Board will continue to monitor progress on tweaks to hot water recirculation in the building.
Parkade Membrane Repairs - Quotes	<ul style="list-style-type: none">• Board would like to move ahead with the bid, quotes, etc this year based on the condition of the membrane with the assumption that the majority of the work would be carried out next year.• Action Item: Property Management will look to engage the contractor for a cost estimate of the work.
Building Operator & Operations	<ul style="list-style-type: none">• Sept 25: Brad Kelly has come back as the Vogue Building Operator and commenced September 11, 2023. COMPLETED.
HWTs	<ul style="list-style-type: none">• Board notes that replacement is underway on one of our hot water tank.



Balcony Repair	<ul style="list-style-type: none"> • Sept 25: Repairs to the balcony for unit #2504 will be completed. in September/early October. • Oct 23: Work completed in October. COMPLETED.
Window cleaning	<ul style="list-style-type: none"> • UPDATE: Copy of contract with Rockyview provided to Board. • Rockyview will complete window cleaning in late September/early October. • 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. • Sept 25: Roof anchor inspection completed by Engineer however several roof anchors on one level were submerged in water and could not be tested, thus cannot be used at this time. This information has been provided to both Rockyview and Skyvision as Skyvision's contractor needs to use the roof anchors for exterior work on their floors. • Oct 23: Confirmed with WE roof anchors in water and not tested not needed for window cleaning. Window cleaning commenced mid October. Scheduled completion end of October.
6th Floor Balcony - Skyvision Residential Conversion Project	<ul style="list-style-type: none"> • Sept 25: Property Management and board to ask if the balconies on 6th and 7th floors are common property or not. • Oct 23: Property Management and board will be working with lawyers at McLeod on the assessment above in more detail to understand how the board can gain access to the roof area for maintenance purposes. • Action Item: The board would reach out to Lecaille and Skyvision to outline list of issues to date.



Pigeons	<ul style="list-style-type: none"> • Sept 25: Are there issues with Pigeons on the building and balcony? • Oct 23: Table issue until Spring.
Garbage Chute	<ul style="list-style-type: none"> • Sept 25: Repairs required to cinder block around an area of chute. • Oct 23: Work completed in October. COMPLETED.

6. SERVICES AND CONTRACTS

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. • Blackbird security (and concierge) was introduced to the board that would provide hybrid services to the building at a reasonable cost. • 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. • Oct 23: Given notice of retirement of in-house concierge staff, board will look to enact plan to smoothly transition in-house concierge services into next year. Board will table decision on Blackbird security services until a later date.
Garbage Room and Recycling	<ul style="list-style-type: none"> • Cardboard notice went out to owners. • Garbage pickup has improved and Recycle bins secured. • Oct 23: 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. • Action Item: Property management to look into variance in recycling billing since the beginning of the year.



<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. • Sept 25: Albert to send signed agreement to BSRE who will send to Ainsworth. • Oct 23: Contract sent to Ainsworth. COMPLETED.
<p>Moby Revenue Share</p>	<ul style="list-style-type: none"> • 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. • Board approved Moby revenue share agreement. • Action Item: BSRE to connect with Moby and obtain new agreement for Albert to sign on behalf of the Board. • Sept 25: BSRE has connected with Moby and waiting for them to sign the agreement with a shortened term. • Oct 23: Contract has been signed by Vogue Board President and waiting for Moby to sign and return.

7. BYLAWS AND POLICIES

<p>EV Policy Development</p>	<ul style="list-style-type: none"> • Board to look into EV providers and engage don quotes on capacity study (dominion, met, sodo). Also investigate available subsidies. • Tabled until new year and updated picture of the budget.
<p>Visitor Parking</p>	<ul style="list-style-type: none"> • 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. • Sept 25: BSRE needs more details on visitor parking policy from Board and can then send out policy via email to owners. • Oct 23: Board will continue monitoring this situation



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. • Oct 23: Brad is walking parkade regularly and noting to BSRE any stalls with items stored in stall and not in storage locker, BSRE sending notices/fines.
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8. SOCIAL AND EVENTS

Level 1 App	<ul style="list-style-type: none"> • Level 1 app proposed to board's consideration, but there were some questions around hardware compatibility. COMPLETED
Newsletter	<ul style="list-style-type: none"> • Board to put together a monthly News Letter that BSRE can send out to all owners updating them on the happenings at Vogue. • Action Item: Vogue logo needed.
Instagram & Facebook Updates	<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.

9. FINANCIAL AND INSURANCE

Condominium Unit Mortgage	<ul style="list-style-type: none"> • Condo Unit Mtg expires September 14, 2023. TD bank needs a copy of the final audit and most recent monthly financials in order to look at mortgage renewal. • Action Item: BSRE to provide the final audit and most recent financials to TD bank so review can be completed. • UPDATE: final audit and most recent financials sent to TD. Currently, TD is reviewing and will have a detailed proposal for renewal on Condo unit in the near future. • Oct 23: Mortgage renewed for one year effective September 14, 2023. COMPLETED.
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2022 Financial Audit	<ul style="list-style-type: none"> Action Item - Board can approve final quote from Murray Hunter over email. Sept 25: 2022 DRAFT Audit completed and sent to Board for review and approval. Completed as Board signed off on Audit and Auditor has provided final Audit. COMPLETED.
Vogue Insurance Policy	<ul style="list-style-type: none"> Oct 23: 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.

10.SKYVISION CONSTRUCTION

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. Oct 25: 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 as they are proceeding with their project.
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11.New Business:

none.	
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12. Meeting Adjournment -

- Next Meeting: November 21 (pending) @ 5:30pm