



Condominium Corporation No 1710503
Condo Board Meeting
November 28, 2023
5:30 PM, Conference Call via MS Teams

1. Call to Order, 5:40 pm

2. Board Members & Property Management

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

3. Approval of previous minutes

- October 23, 2023 - Albert motions to approves minutes, then Tom.

4. Financial Reports

- Board notes that financials to be in good order up to October 31, 2023. Question arose about parkade cleaning invoice and it has been received cost was \$4,248.
- Question arose about window cleaning invoice and it has been received cost was \$7,119 about 60% of total cost as 60% of windows cleaned.
- Albert motions to approve, Al 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. Still issues Floors 17 to 22 lots of trouble shooting checked PRV's, new hot water tank, a pump replaced. Next step balancing valve replacement end of line. Testing pressure and rate for hot water through the run. Original Engineer's contacted. • 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. • Reserve fund has \$40,000 included in it for parkade repairs.
HWTs	<ul style="list-style-type: none"> • Albert has been in touch with the supplier (Alan Forest) for the tanks and asked them to dig into why the AO Smith tanks are failing. "Jill" at Alan Forest is looking into. Albert going to look into this matter further.
Window Cleaning	<ul style="list-style-type: none"> • Window cleaning completed for season with 60% of building done, stopped due to weather. • Next year new contractor to be used as Board not happy with contractor's (Rockyview) performance.
6th Floor Balcony - Skyvision Residential Conversion Project	<ul style="list-style-type: none"> • Several issues with Skyvision including ownership of balconies (Condo Corp. or owned by owner of 6th and 7th floors). The board would reach out to Lecaille and Skyvision to outline list of issues to date. Albert will draft letter. Balcony doors are locked with Brad having a key.
Pigeons	<ul style="list-style-type: none"> • Are there issues with Pigeons on the building and balcony? • Table issue until Spring.



6. SERVICES AND CONTRACTS

Concierge Service Contracts	<ul style="list-style-type: none"> Jesse has advised retirement date is Friday December 29, 2023 Tina Kelly has accepted role of in house day time Concierge commencing January 2, 2024. Shortened hours for VIP Concierge as Tina will work to 4pm and Jesse's shift ended at 2:30 pm.
Garbage Room and Recycling	<ul style="list-style-type: none"> Monthly expense is \$455 for recycling and \$126 for organics, 2023 budget was off for some reason.
Moby Revenue Share	<ul style="list-style-type: none"> Contract has been signed by Vogue Board President and waiting for Moby to sign and return.

7. BYLAWS AND POLICIES

EV Policy Development	<ul style="list-style-type: none"> Tabled until new year and updated picture of the budget.
Visitor Parking	<ul style="list-style-type: none"> Monitored and as at November 28 minimal violations.
Parkade Walkthrough	<ul style="list-style-type: none"> Brad continues to walk parkade regularly and takes a picture of items left in stalls and sends to BSRE who advise the owners to have items removed and if not place a fine. Currently \$1,600 in fines. General discussion took place on fines noting when an estoppel needs to be signed if there is a fine in place it will be noted on the estoppel and paid. Board asks for interest to be sent out on fines owed by owners. Board asked for notices to go out to owners about cleaning up stains from oil and coolant in their parking stalls.

8. SOCIAL AND EVENTS

Newsletter	<ul style="list-style-type: none"> No updates. Look at discussing a social in the New Year.
Instagram & Facebook Updates	<ul style="list-style-type: none"> ON HOLD.



9. FINANCIAL AND INSURANCE

Vogue Insurance Policy	<ul style="list-style-type: none">• Insurance renewed effective November 30, 2023 with a 4% increase.
------------------------	---

10. SKYVISION CONSTRUCTION

L6-L9 Commercial Conversion Project Update	<ul style="list-style-type: none">• Two liens placed on Skyvision units as well as naming the Condo Corp. Condo Corp. not involved with the contractors doing the work. Liens should be removed from the Condo Corp.• No heat on floors 6 to 9. Concern with winter and cold temperatures affecting sprinkler system (burst pipes). Seems there is not an understanding of this matter and that they are responsible. General Board discussion took place on this matter. Including advising Skyvision in writing of the concern regarding no heat and if that does not have Skyvision install heat in the units than contact a lawyer to send a letter.
--	---

11. New Business:

2024 Budget	<ul style="list-style-type: none">• General Board discussion on 2024 Budget, reserve fund study due in 2024, potential special assessment and replenishment of reserve funds took place.• Discussion took place to include special assessment and what it is for in the Board President's letter to owners regarding the 2024 budget.• Ideally, budget needs to be sent out by December 1 for 2024. Albert intends on having budget completed by Thursday for Board review and approval.
-------------	--

12. Meeting Adjournment – 7:50 pm

- *Next Meeting: January 23, 2024 @ 5:30pm*