



THE METROPOLE

15 February 2010

Minutes of MTCC 1170 Meeting Number 100120R — Held on 20 January 2010

Present: Directors — Keith Bricknell, Scott Froebe, Sylvia Furlong, Jason Hum (electronic attendance), and Nives Malara (6.37pm); and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.35pm.

02 Adoption of Agenda and Additions:

Resolution 100120R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 100120R, as presented.

Scott Froebe/Jason Hum — Carried

03 Temporary Re-allocation of Officers' Duties: None necessary.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 100120R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 091216R, as presented.

Sylvia Furlong/Jason Hum — Carried

05 Administrative and Security Reports:

(a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.

(i) Ratification of Prior Consensus-Items: Pending

(ii) Front Doors' Glass: Directors examined and discussed one sample of a metal edge-shield capable of masking and/or preventing chipping of the doors' leading edges. Directors and Management agreed on the necessity for requesting additional samples.

(iii) Front Doors' Automatic Door Opener: Having discussed a resident's request for installation of an automatic door opener on at least one of the King Street doors, Directors agreed that the installation was neither necessary nor compatible with building-security.

(iv) YTD Financials: Directors discussed the unaudited year-end financials. They noted that MTCC 1170 had an operating surplus for Fiscal 2008-2009, notwithstanding the unannounced, unforeseeable, and unbudgeted imposition of a City of Toronto "Solid Waste Levy" of ≈\$25K.

- 06 Motion to Receive Administrative and Security Reports as Information.

Resolution 100120R03: Receiving Administrative and Security Reports as Information

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall receive, as information, the MTCC 1170 Management Office's Administrative Report for January 2010, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2008 to 30 November 2009, and the Front Desk Security Report for the period 07 December 2009 to 11 January 2010.

Nives Malara/Sylvia Furlong — Carried

- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

- (a) Front Desk DVRs (from 091028R): Having previously discussed service-provider's preliminary estimates, Directors and Management await the additional information necessary for a potential purchase-decision.
- (b) Elevators — Door Operators and Compliance (from Meeting 090520R): Directors and Management await ThyssenKrupp's description of completed work and Solucore's verification of the above-noted description.
- (c) HVAC Report and Follow-Up (*inter alia*, from 091125R): Directors agreed to defer further discussion of this item.

- (d) Garages' Water-Penetration:

Resolution 100120R04: Receiving an Engineer's Condition Survey Report as Information

WHEREAS MTCC 1170 has received Trow's Condition Survey, assessing MTCC 1170's lower parking garages; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the above-noted Condition Survey as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors and Management of MTCC 1170 shall endeavour to ensure an appropriate balance among timeliness, residents' convenience, and over-all costs when implementing the Condition Survey's recommendations; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises the President and Management to seek engineering and legal advice regarding data that the Condition Survey provides.

Nives Malara/Scott Froebe — Carried

- (e) The City of Toronto's "Green Bin Programme": Facilitation via amending the Rules.

Resolution 100120R05: Amendment of Rules to Accommodate Green Bins

WHEREAS the City of Toronto requires multiple occupancy buildings to participate in its Green Bin Programme ("the Programme"); AND,

WHEREAS an addition to MTCC 1170's Rules will facilitate the Corporation's compliance with the Programme; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise the following changes to Section 09.00 of the Corporation's Rules.

01 Current Rules 09.06 to 09.10 (inclusive of both) shall become, *mutatis mutandis*, Rules 09.07 to 09.11, and shall continue in full force and effect, notwithstanding changes in their numbering.

02 New Rule 09.06 shall be:

“Residents shall not place into the garbage chutes any items that the City of Toronto (“the City”) designates for disposal via its ‘Green Bin Programme’ and/or its other compostable materials programmes (as amended from time to time). If items are permissible for inclusion in the City’s ‘Green Bin Programme’, residents shall place all such items in the recycling container(s) that MTCC 1170 designates solely for that purpose. Conversely, residents shall not place into the aforementioned containers any items that the City prohibits from inclusion in its ‘Green Bin Programme’ and/or other compostable materials programmes (as amended from time to time).” AND, FURTHER,

BE IT RESOLVED that, in default of owners’ exercising of their right under Sections 58(6) and 58(7) of the *Condominium Act*, the aforementioned new Rule 09.06 shall have full force and effect on 01 March 2010.

Sylvia Furlong/Jason Hum — Carried

(f) Replacements for MR16 Halogen Lighting: To expedite testing, Directors and Management agreed to acquire a limited number of samples (MR16 CFL and/or LED) from a retailer. If testing shows promise, Management will seek wholesale suppliers.

(g) Commercial Units: Directors discussed a commercial unit that Management has been monitoring, further to Directors’ prior request for such monitoring

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) Receiving Committee Reports as Information:

Resolution 100120R06: Receiving Committee Reports as Information

WHEREAS MTCC 1170 has received two reports during Meeting 100120R; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 respond as follows to the above-noted items.

01 MTCC 1170 Staff Fund Committee: MTCC 1170 accepts the Staff Fund Committee’s written report as information. The Board of Directors thanks residents for their continuing support of the Staff Fund and the Fund’s Chairperson for her management thereof.

02 Children’s Aid Society Toy Drive: MTCC 1170 accepts the Vice President’s oral report as information. The Board of Directors thanks residents for their continuing support of the CAS Toy Drive and the Vice President for her part in sponsoring the Drive.

Sylvia Furlong/Jason Hum — Carried

(b) Reserve Fund Study Update:

Resolution 100120R07: Adopting the Reserve Fund Study Update

WHEREAS MTCC 1170's Board of Directors has received its 2010 Reserve Fund Study Update from Trow Engineering; THEREFORE,

BE IT RESOLVED the Board of Directors of MTCC 1170 adopts the Reserve Fund Study Update, subject to the following conditions.

01 Where possible, MTCC 1170's Board of Directors will endeavour to budget for operating surpluses that will limit annual Reserve Fund contributions to $\leq 16\%$ of the "Total Expenditure" line in its Annual Budget, while also continuing to maintain the uncommitted portion of ongoing Operating Surplus at $\approx 3.5\%$ of the "Total Expenditure" line in its ongoing Annual Budgets.

02 Between now and approximately April 2010, MTCC 1170 will work with lawfully qualified personnel to develop a Reserve Fund Plan that seeks, *inter alia*, to accomplish the following goals:

(a) differentiation among urgent, gradual, and cosmetic replacement items; and,

(b) development of a sustainable and/or palatable funding formula, based on a realistic differentiation among Common Elements — as described in Section 02(a) of this Resolution.

Nives Malara/Scott Froebe — Carried

(c) Recouping Costs of Residents' Misbehaviour: Directors discussed invoicing protocols.

12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Next Regular Meeting: 6.30pm on Wednesday 17 February 2010

16 Motion for Adjournment

Resolution 100120R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 100120R at 7.35pm on Wednesday 20 January 2010.

Nives Malara/Scott Froebe — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum