



THE METROPOLE

07 March 2010

Minutes of MTCC 1170 Meeting Number 100217R — Held on 17 February 2010

Present: Directors — Keith Bricknell, Scott Froebe, Sylvia Furlong, Jason Hum (electronic attendance), and Nives Malara (7.00pm); 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 100217R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 100217R, as presented.

Sylvia Furlong/Scott Froebe — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 100217R02: 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) 100120R, as presented.

Jason Hum/Sylvia Furlong — 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) Cleaning Contract Renewal:

Resolution 100217R03: Renewing a Cleaning Services Contract

WHEREAS Metropolitan Toronto Condominium Corporation N^o 1170 (MTCC 1170) has received a request to renew its contract with MM&G Maintenance (MM&G); AND,

WHEREAS MM&G has presented terms satisfactory to MTCC 1170; AND,

WHEREAS MM&G's services have fulfilled MTCC 1170's expectations; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise renewal of the above-noted contract, subject to terms and conditions described hereunder:

- 01 except for effective dates and service-prices, the original Cleaning Services Agreement, dated 01 March 2004, shall remain in full force and effect;
- 02 effective dates for the renewal-contract shall be 01 March 2010 to 29 February 2012, inclusive of both dates; and,
- 03 pre-tax monthly fees, for the first, second, and third years, respectively, shall be \$9,720.95, \$10,012.58, and \$10,312.96.

Scott Froebe/Jason Hum — Carried

(iii) Superintendent Contract Renewal:

Resolution 100217R04: Renewing a Superintendent Services Contract

WHEREAS Metropolitan Toronto Condominium Corporation N^o 1170 (MTCC 1170) has received a request to renew its contract with Metropolitan Building Services (MBS); AND,

WHEREAS MBS has presented terms satisfactory to MTCC 1170; AND,

WHEREAS MBS's services have fulfilled MTCC 1170's expectations; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise renewal of the above-noted contract, subject to terms and conditions described hereunder:

- 01 except for effective dates and service-prices, the original Superintendent Services Agreement shall remain in full force and effect;
- 02 effective dates for the renewal-contract shall be 01 December 2009 to 30 November 2014, inclusive of both dates; and,
- 03 pre-tax monthly fees, for the first, second, third, fourth, and fifth years, respectively, shall be \$5,736, \$5,850, \$5,950, \$6,060, and \$6,180.

Sylvia Furlong/Jason Hum — Carried

(iv) YTD Financials: Directors commented briefly on Financials for the fiscal year ending 31 January 2010.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 100217R05: 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 February 2010, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 De-

ember 2009 to 31 January 2010, and the Front Desk Security Report for the period 12 January 2010 to 07 February 2010.

Sylvia Furlong/Jason Hum — Carried

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

- (a) Front Doors' Glass: A supplier has undertaken to provide Management with stainless steel samples of protective edging.
- (b) Front Desk DVRs (from 091028R): Directors continue to await additional information from a prospective supplier.
- (c) Elevators — Door Operators and Compliance (from Meeting 090520R): Information should be available after 24 February 2010.
- (d) Garages' Water-Penetration: Directors discussed Trow's initial response to questions arising from discussion during Meeting 100120R. Directors then authorised Management and/or the President to seek further technical advice and/or background from Trow, and to seek opinions from MTCC 1170's legal counsel.
- (e) Reserve Fund Study Update: Directors discussed advice from legal counsel. Directors then agreed that additional legal and/or engineering input was necessary for developing a satisfactory Reserve Fund Plan. Directors further agreed that Management and/or the President should seek that additional input.
- (f) Organic Pick-Up: Management continues to work with the City in scheduling information meetings with MTCC 1170's residents.
- (g) Replacements for MR16 Halogen Lighting: Having placed two MR16 CFL bulbs in Elevator #01, Management awaits reaction to their potential suitability as replacement for MR16 halogen bulbs.
- (h) Commercial Units: Management reported on possible changes to a commercial unit's activities.

08 Correspondence Requiring Action and/or Response:

Resolution 100217R06: Resolving into Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 6.56pm.

Jason Hum/Sylvia Furlong — Carried

Resolution 100217R07: Rising from Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 7.20pm

Jason Hum/Sylvia Furlong — Carried

- (a) Directors discussed the interim response to an interchange between two resident owners and asked Management to seek additional information.
- (b) Directors asked Management and/or the President to seek legal advice about the ownership of a parking stall.

(c) Directors discussed the response to a resident owner's inquiry about green bins and agreed that no further action was necessary.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business: None

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 24 March 2010

16 Motion for Adjournment

Resolution 100217R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 100217R at 7.23pm on Wednesday 17 February 2010.

Nives Malara/Scott Froebe — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at
Meeting #100324R