



THE METROPOLE

26 January 2006

Minutes of MTCC 1170 Meeting Number 060125R — Held on 25 January 2006

Present: Directors — Keith Bricknell, Dan Chiu, Sylvia Furlong, and Nives Malara (6:55pm); and, ICC Property Management — Nancy Bijelic and Michael Kalisperas

Regrets: Jason Hum

01 Call to Order: Keith Bricknell called the meeting to order at 6:37pm.

02 Adoption of Agenda and Additions:

Resolution 060125R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 060125R, as presented.

Dan Chiu/Sylvia Furlong — Carried

03 Temporary Re-allocation of Officers' Duties: The Board thanked Dan Chiu for graciously accepting assignment as Acting Corporate Secretary.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 060125R02: 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) 051221R, as presented.

Dan Chiu/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) Water/Rain Infiltration Information (continued from 051123R and 051221R as an ongoing update):

Resolution 060125R03: Receiving Consulting Reports

WHEREAS MTCC 1170 has received the following reports and analyses from Trow Engineering:

01 studies identifying the causes of rainwater infiltration and offering recommendations for preventing such infiltration;

02 sundry supplementary e-mails and correspondence regarding the above-noted study;

03 bid-specifications, subsequently sent to five qualified contractors; and,

04 analyses of bids submitted by the above-noted contractors; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 accepts Trow Engineering's conclusions about the causes of rainwater infiltration, and about the two possible remedies for such infiltration; AND FURTHER,

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall explore the feasibility of each of the above-noted remedies and attempt implementation of one of those remedies in 2006.

Dan Chiu/Sylvia Furlong — Carried

- (ii) Loading Dock Door: Management provided additional information about ongoing negotiations to recover costs.
- (iii) Cement Spatter, Podium Cleaning, and Maintenance Issues (continued from 051123R and 051221R): Management reported on communications with a neighbouring building, and on mutual undertakings.
- (iv) Elevator-Related Issues (continued from 051123R and 051221R): Management reported on communications with ThyssenKrupp. Also, Management provided and explained an as-built diagram.
- (v) Security System: Management and the President reported briefly on discussions with the contractor. By consensus, the Board approved the President's recommendation for a minor technical revision — should implementation of that revision be feasible.
- (vi) Emergency Generator:

Resolution 060125R04: Generator Maintenance Contract

WHEREAS MTCC 1170 has re-tendered its maintenance contract for the emergency generator; AND,

WHEREAS Powerteam is the lowest qualified bidder; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 authorises a one-year contract with Powerteam for \$1,658 (plus applicable taxes), commencing 01 January 2006; AND FURTHER,

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 receive, as information, the terms that Powerteam has offered for potential renewal of the contract for four years following the above-noted one-year contract.

Dan Chiu/Sylvia Furlong — Carried

- (vii) Booster Heater: Having received additional information about two potentially appropriate wattages, but lacking sufficient comparative data, the Board asked

Management to seek additional information and report by e-mail. To expedite the process, the Board agreed to seek and provide consensus by e-mail, with ratification to follow, possibly as early as the next Regular Meeting.

- (viii) Progress in Gaining Access to the Right of Way (continued from 051123R and 051221R): The Board discussed correspondence from a neighbouring building. The President reported on research into easements, rights-of-way, and encumbrances. The Board's consensus was that a neighbouring building shall provide nominal consideration in respect of its request to encumber MTCC 1170's east-west right-of-way debouching into Yonge Street.
- (ix) YTD Financials: The Board and Management commented on the Financials, and on the early impact of rising gas prices.
- (x) Motion to Receive Administrative and Security Reports as Information.

Resolution 060125R05: Receiving Administrative & Security Reports

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 2006, and the Front Desk Security Report for the period 14 December 2005 to 17 January 2006.

Nives Malara/Dan Chiu — Carried

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

(a) Proposed New By-Laws: The President distributed drafts that Corporate Counsel provided on 25 January 2006. The Board agreed to exchange opinions via e-mail, in preparation for subsequent Board Meetings.

(b) Ensuring Representation at the SLNA:

Resolution 060125R06: Renewal of Membership in the SLNA

WHEREAS MTCC 1170 wishes, on behalf of its unit-owners, to continue maximising its ability to influence political and/or public policy decisions affecting the Corporation; AND,

WHEREAS MTCC 1170 believes that the St Lawrence Neighbourhood Association has potential for fulfilling MTCC 1170's above-noted objectives; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise MTCC 1170's renewal of its membership in the St Lawrence Neighbourhood Association for 2006, together with payment of membership fees applicable thereto; AND, FURTHER,

BE IT RESOLVED that MTCC 1170's delegates to the St Lawrence Neighbourhood Association shall be any three members of the Board of Directors and/or any three volunteers that the Board designates.

Dan Chiu/Sylvia Furlong — Carried

Resolution 060125R07: Accommodating SLNA Meetings

WHEREAS MTCC 1170 wishes to make full use of its membership in the St Lawrence Neighbourhood Association; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises a change in MTCC 1170's Board Meeting dates from the fourth Wednesday of each month to the third Wednesday of each month; AND, FURTHER,

BE IT RESOLVED that the above-noted change in meeting-dates shall commence with the Regular Meeting for February 2006, and that the numbering of MTCC 1170's meetings and resolutions shall change, *mutatis mutandis*, to reflect the revised meeting-dates.

Dan Chiu/Sylvia Furlong — Carried

- 07 Correspondence Requiring Action: None, as at 6:00pm on 25 January 2006.
- 08 Special Committee Reports: None
- 09 Other Reports: Where applicable these are part of the Administrative Reports.
- 10 New and/or Brought-Forward Business:
- (a) items already encompassed in Section 05; and,
 - (b) deferral, until at least February 2006's Regular Meeting, of an appropriate response to an article in the latest edition of the SLCRA's *Condo Voice*.
- 11 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.
- 12 Next Committee Meeting: TBA.
- 13 Next Special Meeting: TBA.
- 14 Next Regular Meeting: 6:30pm on Wednesday 15 February 2006.
- 15 Motion for Adjournment

Resolution 060125R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 060125R at 7:29pm on Wednesday 25 January 2006.

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



THE METROPOLE

16 February 2006

Minutes of MTCC 1170 Meeting Number 060215R — Held on 15 February 2006

Present: Directors — Keith Bricknell, Dan Chiu, Sylvia Furlong, and Jason Hum;
and, ICC Property Management — Nancy Bijelic

Regrets: Nives Malara

01 Call to Order: Keith Bricknell called the meeting to order at 6:40pm.

02 Adoption of Agenda and Additions:

Resolution 060215R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 060215R, as presented.

Jason Hum/Dan Chiu — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 060215R02: 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) 060125R, as presented.

Dan Chiu/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) Water/Rain Infiltration Information (from 060125R): Management distributed Trow's supplementary information. Directors will continue communications and discussions pursuant to Resolution 060125R03.

(ii) Loading Dock Door's Damage (from 060125R): No new information.

(iii) Removal of Swing-Stages — 5th Floor Podium (from 060125R): No new information.

(iv) Elevator-Related Issues (from 060125R): Management reported on an outstanding invoice, and on recent remedial inspections.

(v) Security System (from 060125R): The contractor awaits provision of micro-processors necessary for integrating the final KeyScan components.

- (vi) Booster Heater: Decision deferred until a fourth quote is available.
- (vii) Annual Roof Anchor Inspection:

Resolution 060215R03: Roof-Anchor Inspection Contract

WHEREAS annual inspections are a prerequisite for window-cleaners' and other contractors' use of MTCC 1170's roof-anchors; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 authorises a 3 year contract with Pro-Bel for \$270 per year (plus applicable taxes), commencing 01 January 2006.

Dan Chiu/Jason Hum — Carried

- (viii) YTD Financials: Given the increased costs of utilities in the current fiscal year, the Board directed Management to produce a year-over-year report of residential and commercial consumption based on unit-values (*eg*, kilowatts of electricity, cubic metres of gas, *etc*).

- (ix) Motion to Receive Administrative and Security Reports as Information.

Resolution 060215R04: Receiving Administrative & Security Reports

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 2006, and the Front Desk Security Report for the period 18 January 2006 to 09 February 2006.

Jason Hum/Dan Chiu — Carried

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

- (a) Proposed New By-Laws: The General Manager reported on the complexities of drafting an equitable "Standard Unit By-Law". The Board discussed the President's e-mailed information about the technical aspects of an "Occupancy Standards By-Law", and about the necessity for a professional study of the building's occupancy-capacity.

Resolution 060215R05: Building Capacity Study

WHEREAS MTCC 1170 wishes to draft an "Occupancy Standards By-Law", to control overcrowding within units and to recover the costs of unfair usage of utilities and the wear and tear of common elements.; AND,

WHEREAS MTCC 1170's legal counsel has strongly advised the necessity for a professional study of the building's capacity — *inter alia*, as that capacity reflects the following variables:

- 01 the increased cost of maintaining the common elements and repairing them after incremental damage from over-capacity occupancy; and,
- 02 the increased costs, arising from over-capacity, of the utilities that form part of the common expenses; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 conditionally authorises employing Trow Associates to report on MTCC 1170's capacity; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 require ICC Property Management to consult with Trow Associates about the parameters, costs, and timelines of the above-noted study, to inform Directors, and to seek Directors' approval before actually proceeding with the above-noted study.

Jason Hum/Dan Chiu — Carried

(b) Response to a recent *Condo Voice* Article: Deferred.

Resolution 060215R06: Going 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 7:12pm.

Jason Hum/Dan Chiu — Carried

Resolution 060215R07: 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 8:02pm.

Dan Chiu/Jason Hum — Carried

07 Correspondence Requiring Action and/or Response: The Board directed Management's response to the following issues.

- (a) Exercise Room: Management may exercise discretion in completing and/or augmenting the lightweight portion of the existing set of free weights.
- (b) Tenancy and the *Condominium Act*: The Board gave its support of Management's previously discussed advice to an owner regarding termination of a lease.
- (c) Clarification of Rules: The Board asked Management to explain to a resident the *Highway Traffic Act*'s definition of "vehicles" and "roadway", and the implications of both definitions for rules governing acceptable use of the ramps into/from MTCC 1170's parking garages.

08 Special Committee Reports: None

09 Other Reports: Where applicable these are usually part of the Administrative Reports.

10 New and/or Brought-Forward Business:

- (a) Management and the President reviewed fire-safety procedures for MTCC 1170's clothes dryer-ventilation systems. Management will seek clarification regarding all relevant standards for ventilation equipment and maintenance thereof.
- (b) SLNA Delegates' Meeting on 22 February 2006: Directors and/or Management will attend this meeting as the sole voting delegates representing MTCC 1170.

11 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.

- 12 Next Committee Meeting: TBA.
- 13 Next Special Meeting: TBA.
- 14 Next Regular Meeting: 6:30pm on Wednesday 15 March 2006.
- 15 Motion for Adjournment

Resolution 060215R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 060215R at 8:03pm on Wednesday 15 February 2006.

Sylvia Furlong/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Nives Malara”

Acting Secretary: Nives Malara

Adopted at
Meeting #060315R



THE METROPOLE

16 March 2006

Minutes of MTCC 1170 Meeting Number 060315R — Held on 15 March 2006

Present: Directors — Keith Bricknell, Dan Chiu (6:38pm), Sylvia Furlong, Jason Hum (6:40pm), and Nives Malara; and, ICC Property Management — Nancy Bijelic and Michael Kalisperas

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6:35pm.

02 Adoption of Agenda and Additions:

Resolution 060315R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 060315R, as presented.

Nives Malara/Sylvia Furlong — Carried

03 Temporary Re-allocation of Officers' Duties: Pending Jason Hum's arrival, Nives Malara agreed to act as Corporate Secretary.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 060315R02: 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) 060215R, as presented.

Nives Malara/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) Water/Rain Infiltration & Remediation Methods (from 060215R): Directors agreed that ICC personnel and the President would meet, discuss details, and report to a subsequent Board Meeting.

(ii) Loading Dock Door (from 060215R): Management provided a verbal report on the third party insurer's intentions.

(iii) Removal of Swing-Stages (from 060215R): The Board asked Management to report on the status of the 2003 agreement with 6-8 Colborne Street's devel-

opers, and on any other legal and/or financial issues potentially affecting MTCC 1170.

- (iv) Elevator-Related Issues (from 060215R): With regard to a disputed A/P item with ThyssenKrupp, the Board accepted the offer of a 50% reduction.
- (v) Security System (from 060215R): Integration between KeyScan software and the in-suite security systems is now complete. Additionally, residents' use of key-fobs now causes their photos to appear on the security computer's screen. This feature will assist in ensuring legitimate use of key-fobs.
- (vi) Booster Heater:

Resolution 060315R03: Booster-Heater Replacement

WHEREAS MTCC 1170's existing water booster heater has caused many complaints and is neither adequate for its task nor realistically repairable; AND,

WHEREAS MTCC 1170 has requested quotations from four qualified suppliers; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 authorises purchase of a 24kW water booster heater from Selective Air for an installed price of \$7,100 (plus applicable taxes); AND, FURTHER,

BE IT RESOLVED that payment for the above-noted item, plus installation and taxes, shall be from MTCC 1170's Reserve Fund.

Dan Chiu/Nives Malara — Carried

- (vii) Common Areas' Lighting (from 050525R): Management reported selective de-lamping in stairwells, and on installing lower-wattage wall sconces in elevator lobbies. The Board then asked Management to consider additional lighting audits, as well as any recently-announced governmental grants for retrofits.
- (viii) Electricity: As previously requested, Management reported on unit-based consumption of utilities in 2004 and 2005.
- (ix) Corporate Credit Card:

Resolution 060315R04: Limited Corporate Credit Card

WHEREAS MTCC 1170 occasionally purchases goods and/or services online, and/or from vendors who are not in its A/P ledger; AND,

WHEREAS the above-noted purchases necessitate the use of Management's and/or Directors' personal credit cards, with the inconvenience and extra work of providing subsequent reimbursement; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 authorises applying for a Corporate credit card with a \$500 limit, and with the Onsite Property Manager as sole signatory.

Dan Chiu/Jason Hum — Carried

- (x) Sauna and Pool Tiles: By consensus, the Board agreed to award the repair contract to KS Painting & Ontario Plus General Contracting. A ratifying motion will occur during a subsequent Board Meeting.
- (xi) False Fire Alarms on 06 & 14 March 2006: The Board directed Management to issue warning letters that false fire alarms can result in invoices from the TFD, and that MTCC 1170 will then seek cost-recovery from offending units.

Resolution 060315R05: Going 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 7:23pm.

Dan Chiu/Nives Malara — Carried

Resolution 060315R06: 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 7:40pm.

Dan Chiu/Nives Malara — Carried

- (xii) Equipment-Malfunctions — Exercise Room: Management and the Board agreed on shutdown and exclusion procedures that staff must follow when equipment malfunctions — regardless of any given malfunction's magnitude.
- (xiii) Green Roofs Initiative: If the "Green Roofs" initiative is congruent with post construction cleanup of the Fifth Floor Podium, the Board authorises Management to contact Trow (and other controlling entities) about participation.
- (xiv) AGM 2006: Tentatively, the Board agreed that 31 May 2006 might be an appropriate date for AGM 2006. Final approval will occur at a subsequent Board Meeting.
- (xv) YTD Financials: The Treasurer and ICC Property Management commented briefly on the YTD "Financials", and on the Draft Audited Statements (e-mailed to Directors at 04:03pm on 15 March 2006).
- (xvi) Motion to Receive Administrative and Security Reports as Information.

Resolution 060315R07: Receiving Administrative & Security Reports

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 March 2006, and the Front Desk Security Report for the period 10 February 2006 to 07 March 2006.

Dan Chiu/Nives Malara — Carried

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

(a) Proposed New By-Laws:

- (i) Occupancy Standards: To expedite completion of a "Building Capacity" study (a prerequisite for an "Occupancy Standards By-Law"), the Board's consensus was to award to contract to Building Sciences Inc for \$5,800 plus applica-

ble taxes. A ratifying motion (*inter alia*, to facilitate the intentions of prior Resolution 060215R05) will occur during a subsequent Board Meeting.

- (ii) **Standard Unit By-Law:** The General Manager and the President agreed to discuss technical aspects of inventories that might be in the appendices to any proposed Standard Unit By-Law.

(b) **Response to a recent *Condo Voice* Article:** Deferred — especially given work pending on By-Laws.

07 **Correspondence Requiring Action and/or Response:** None

08 **Special Committee Reports:** None

09 **Other Reports:** Where applicable these are usually part of the Administrative Reports.

10 **New and/or Brought-Forward Business:**

(a) **SLNA Delegates' Meeting(s):** Management and the President reported on the Delegates' Meeting of 22 February 2006, and on related issues. Further to recent exchanges of e-mail, Directors, Management, and *ad hoc* volunteers will continue to be Voting Delegates at subsequent Delegates' Meetings.

(b) **Tenant-Related Issue (from 051123R):** The Board reiterated its prior e-mailed consensus, ratifying Management's further involvement of Corporate Legal Counsel.

11 **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.

12 **Next Committee Meeting:** TBA.

13 **Next Special Meeting:** At the Treasurer's and/or the President's call — for acceptance of the Auditor's Report and/or for finalising the date for AGM 2006.

14 **Next Regular Meeting:** 6:30pm on Wednesday 19 April 2006.

15 **Motion for Adjournment**

Resolution 060315R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 060315R at 8:03pm on Wednesday 15 March 2006.

Nives Malara/Sylvia Furlong — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

19 April 2006

Minutes of MTCC 1170 Meeting Number 060419R — Held on 19 April 2006

Present: Directors — Keith Bricknell, Jason Hum, and Nives Malara; and, ICC Property Management — Nancy Bijelic

Regrets: Dan Chiu and Sylvia Furlong

01 Call to Order: Keith Bricknell called the meeting to order at 6:33pm.

02 Adoption of Agenda and Additions:

Resolution 060419R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 060419R, as presented.

Nives Malara/Jason Hum — Carried

03 Temporary Re-allocation of Officers' Duties: None

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 060419R02: 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) 060315R, as presented.

Nives Malara/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) Water/Rain Infiltration & Remediation Methods (from 060315R): The President and the Property Manager reported on a meeting with ICC's senior management and a contractor.

Keith Bricknell surrendered the Chair to Jason Hum

Resolution 060419R03: Awarding a Contract to Remediate Rainwater Infiltration

WHEREAS MTCC 1170 has received the following reports and analyses from Trow Engineering:

01 studies identifying the causes of rainwater infiltration and offering recommendations for preventing such infiltration;

02 sundry supplementary e-mails and correspondence regarding the above-noted study;

03 bid-specifications, subsequently sent to five qualified contractors; and,

04 analyses of bids submitted by the above-noted contractors; AND,

WHEREAS the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 passed Resolution 060125R03, committing MTCC 1170 to begin remediation in 2006; AND,

WHEREAS Trow Engineering has recommended rain-screens as the more durable and efficacious of the two possible remedial strategies (as per terms and conditions described in the above-noted bid-specifications); THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 awards the contract for remediating rainwater infiltration (as per terms and conditions described in the above-noted bid-specifications) to Alto Restoration Incorporated, for \$938,042.25, including applicable taxes; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 will use the Reserve Fund and part of Operating Surplus to pay the above-noted expense.

Keith Bricknell/Nives Malara — Carried

Keith Bricknell resumed the Chair.

- (ii) Removal of Swing-Stages (from 060315R): Management and the President reported on a meeting with H&R at 11:00am on 18 April 2006. Directors' consensus was that satisfactory resolution of outstanding issues must precede a contractor's re-entry onto MTCC 1170's property for purposes of performing work on an adjoining property.
- (iii) Elevator-Related Issues: Directors and Management discussed the contract (2002 to 2007) with a service-provider.
- (iv) Sauna and Pool Tiles (from 060315R):

Resolution 060419R04: Re-Grouting Sauna and Pool Tiles

WHEREAS MTCC 1170's sauna(s) and pool required re-grouting, as part of standard maintenance; AND,

WHEREAS MTCC 1170's Property Manager solicited and received bids from three qualified contractors; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratifies its prior consensus (Meeting #060315R) to employ KS Painting & Ontario Plus General Contracting to undertake the work for \$1,250 plus applicable taxes.

Nives Malara/Jason Hum — Carried

- (v) Intercom Issues: Management described problems that can occur when contractors gain access to MTCC 1170's wiring when installing telecommunica-

tions services. Consensus was that contractors must sign a document acknowledging receipt of wiring instructions and agreeing to rectify (at no cost to MTCC 1170) any issues ensuing from their access to MTCC 1170's wiring. Additional consensus was that owners and/or residents shall receive documentation describing the above-noted expectations.

- (vi) Green Roofs: The Board agreed to defer discussion, pending receipt of additional information, as well as additional input from all Directors.
- (vii) Dryer-Vent Cleaning: Management reported on additional information from Trow's Greg Hildebrand.
- (viii) Window Cleaning Contract:

Resolution 060419R05: Window-Cleaning

WHEREAS MTCC 1170's exterior windows require cleaning three times per year, as part of standard maintenance; AND,

WHEREAS MTCC 1170's Property Manager solicited and received bids from four qualified contractors; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 agree to employ Canada Wide Window Cleaning during 2006 to provide the above-noted cleaning for \$3,440 per instance plus applicable taxes.

Nives Malara/Jason Hum — Carried

- (ix) AGM 2006 (from 060315R): The Board tentatively agreed that 30 May 2006 might be a better date for AGM 2006. Finalisation of that date will occur at a Special Meeting in late April or early May 2006. The Board also Directed Management to communicate to Owners that two Directors' positions are up for election and/or re-election at AGM 2006.
- (x) YTD Financials: Property Management commented briefly.
- (xi) Motion to Receive Administrative and Security Reports as Information.

Resolution 060419R06: Receiving Administrative & 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 April 2006, and the Front Desk Security Report for the period 08 March 2006 to 11 April 2006.

Nives Malara/Jason Hum — Carried

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

(a) Proposed New By-Laws:

- (i) Occupancy Standards: Management and the President reported on a meeting (10:00am on 17 April 2006) with Michael Kalisperas (ICC) and Nick Tassone (Building Sciences). Participants discussed parameters for the "building capacity study" that Legal Counsel has strongly recommended as part of an Occupancy Standards By-Law.

- (ii) Standard Unit By-Law: The President reported on advice he has sought from Legal Counsel.
- (b) Response to a recent *Condo Voice* Article: Deferred — especially given work pending on By-Laws.
- 07 Correspondence Requiring Action and/or Response: None
- 08 Special Committee Reports: None
- 09 Other Reports: Where applicable these are usually part of the Administrative Reports.
- 10 New and/or Brought-Forward Business:
- (a) SLNA AGM 2006: The President reported on this meeting and on a presentation by the City — on proposed development of the Lakefront area east of Jarvis Street.
- (b) AGM 2006: Covered during Section 05(a)(ix).
- 11 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.
- 12 Next Committee Meeting: TBA.
- 13 Next Special Meeting: At the Treasurer's and/or the President's call — for acceptance of the Auditor's Report and/or for finalising the date for AGM 2006.
- 14 Next Regular Meeting: 6:30pm on Wednesday 17 May 2006.
- 15 Motion for Adjournment
Resolution 060419R07: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 060419R at 7:40pm on Wednesday 19 April 2006.
Nives Malara/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

16 May 2006

Minutes of MTCC 1170 Meeting Number 060509S — Held on 09 May 2006

- Present: Directors — Keith Bricknell, Dan Chiu, Sylvia Furlong, Jason Hum (6:40pm), and Nives Malara (6:35pm); and, ICC Property Management — Nancy Bijelic
- Regrets: None
- 01 Call to Order: Keith Bricknell called the meeting to order at 6:32pm.
- 02 Waiver of Notice for a Special Meeting:
Resolution 060509S01: Waiver of Notice for a Special Meeting
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 waives notice for the calling of a Special Meeting on 09 May 2006 (hereinafter, “Special Meeting Number 060509S”).
Dan Chiu/Sylvia Furlong — Carried
- 03 Adoption of Agenda and Additions:
Resolution 060509S02: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 060509S, as presented.
Sylvia Furlong/Dan Chiu — Carried
- 04 Review and Adoption of Previous Meetings’ Minutes:
Resolution 060509S03: 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) 060419R, as presented.
Nives Malara/Jason Hum — Carried
- 05 New and/or Urgent Business:
- (a) Standard Unit and Occupancy Standards By-Laws: The General Manager and the President reported on progress in developing these By-Laws. The Board agreed that introduction of these By-Laws could not occur during AGM 2006.
 - (b) Audited Financial Statements:
Keith Bricknell surrendered the Chair to Nives Malara.

Resolution 060509S04: Accepting the Audited Financial Statements

WHEREAS the Board of Directors of MTCC 1170 has received MTCC 1170's audited statements from Daurio & Franklin LLP (Chartered Accountants), for the fiscal year beginning 01 December 2004 and ending 30 November 2005; THEREFORE,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 agrees that the above-noted audited statements fairly and truly represent MTCC 1170's financial operations during the fiscal year in question.

Dan Chiu/Keith Bricknell — Carried

Keith Bricknell resumed the Chair.

(c) Building Capacity Study:

Resolution 060509S05: Amending 060215R05 — "Building Capacity"

WHEREAS MTCC 1170 wishes to draft an "Occupancy Standards By-Law", to control overcrowding within units and to recover the costs of unfair usage of utilities and the wear and tear of common elements; AND,

WHEREAS MTCC 1170's legal counsel has strongly advised the necessity for a professional study of the building's capacity — *inter alia*, as that capacity reflects the following variables:

- 01 the increased cost of maintaining the common elements and repairing them after incremental damage from over-capacity occupancy; and,
- 02 the increased costs, arising from over-capacity, of the utilities that form part of the common expenses; AND,

WHEREAS Trow Associates was unable to provide a timely response and/or report regarding MTCC 1170's capacity; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratifies its prior consensus (Meeting #060315R) to employ Building Sciences to undertake the building capacity study for \$5,800 plus applicable taxes.

Nives Malara/Sylvia Furlong

(d) AGM 2006:

Resolution 060509S06: AGM and AGM Package

WHEREAS MTCC 1170's Board of Directors has received and adopted the Corporation's audited financial statements for 01 December 2004 to 30 November 2005 (inclusive of both dates); THEREFORE,

BE IT RESOLVED the Board of Directors of MTCC 1170 agrees to and/or authorises the following:

- (a) MTCC 1170's AGM shall commence at 7:30pm on 30 May 2006 (with registration beginning one-half hour earlier);
- (b) The information package to owners ("the AGM 2006 package") shall include, *inter alia*, the following items:
 - (i) an information-letter, agenda, proxy-form, and instructions, in the same general format as originally presented to the Board of Directors at Regular Meeting 050413S; and,
 - (ii) a President's Report, in the same general format as originally presented to the Board of Directors at Regular Meeting 050413S.
- (c) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of MTCC 1170's AGM.

Nives Malara/Dan Chiu — Carried

- (e) Authorisation of an Update to the Reserve Fund Study:

Resolution 060509S07: Updating the Reserve Fund Study

WHEREAS Resolution 060419R03 awards a contract (hereinafter, "the Contract") for remediating rainwater infiltration; AND,

WHEREAS disbursements will be made from Operating surplus and from the Reserve Fund to pay for all materials and/or services supplied within the Contract's terms; AND,

WHEREAS the above-noted remediation and disbursements will likely have a considerable effect on the Reserve Fund; namely,

- 01 significantly deferring the necessity for any and all future remediation of rainwater infiltration; and,
- 02 depleting the Reserve Fund below its predicted levels as at the date of completion for the above-noted remediation; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall request Trow Associates to undertake an update of the Reserve Fund Study (hereinafter, "the Update"), to assist the Corporation in defining realistic contributions for future fiscal years, commencing 01 December 2006; AND, FURTHER.

BE IT RESOLVED that payment for the Update shall be from the Reserve Fund.

Nives Malara/Dan Chiu — Carried

- (f) Advice to Management and the President: Management and the President explained that they would be meeting with Trow and contractors at 1:30pm on Wednesday 10 May 2006, to discuss logistics of the upcoming rain-screen project. The Board asked Management and the President to direct contractors to ensure that rain-screen colours duplicated and/or were appropriate to existing green-coloured portions of the building's exterior.

06 Next Regular Meeting: 6:30pm on Wednesday 17 May 2006.

07 Motion for Adjournment

Resolution 060509S08: Adjournment of Meeting 060509S

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 060509S at 7:00pm on Tuesday 09 May 2006.

Nives Malara/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at
Meeting #060517R



THE METROPOLE

17 May 2006

Minutes of MTCC 1170 Meeting Number 060517R — Held on 17 May 2006

Present: Directors — Keith Bricknell, Dan Chiu, Jason Hum, and Nives Malara (6:40pm); and, ICC Property Management — Nancy Bijelic

Regrets: Sylvia Furlong

01 Call to Order: Keith Bricknell called the meeting to order at 6:34pm.

02 Adoption of Agenda and Additions:

Resolution 060517R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 060517R, as presented.

Jason Hum/Dan Chiu — Carried

03 Temporary Re-allocation of Officers' Duties: None

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 060517R02: 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) 060509S, as presented.

Jason Hum/Dan Chiu — 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) Drain Issues — Base of the X10 Stack: The Board's consensus was to authorise Jermark Plumbing's installation of a larger-diameter horizontal drain in the sub-floor. Also, the Board asked Management to ascertain whether that wider drain could have greater slope — to facilitate drainage further. Finally, the Board asked Management to ascertain costs for cleaning all of the vertical stacks — an operation routinely necessary in high-rise buildings. Ratifying motions will occur at a subsequent Board Meeting.

(ii) Landscaping: The Board discussed age and resulting deterioration of growing media in all locations, prevalent shade and poor air quality in Victoria Street, and reduced sunlight on the Fifth Floor Terrace. Following that discussion, the Board's consensus was to authorise amendment of growing media in the

Rooftop Terrace, Fifth Floor Terrace, and Victoria Street planters; cedar mulch in the Fifth Floor Terrace; and, additional shade-tolerant plants in the Fifth Floor Terrace. A ratifying motion will occur at a subsequent Board Meeting.

- (iii) Rain-Screen Cladding (from the meeting with contractors on 10 May 2006): Management and the President reported on preliminary logistics for this large project.
- (iv) Removal of Swing-Stages (from 060419R): Dearth of communication from the developer and/or The Cosmopolitan prevented Management from reporting further on this matter.
- (v) YTD Financials: The Treasurer commented briefly on these.
- (vi) Motion to Receive Administrative and Security Reports as Information.

Resolution 060517R03: Receiving Administrative & 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 May 2006, and the Front Desk Security Report for the period 12 April 2006 to 10 May 2006.

Jason Hum/Dan Chiu — Carried

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

- (a) Proposed New By-Laws: Nothing to report, pending receipt of the building capacity study and a legal opinion on components that define a "standard unit".
- (b) Response to a recent *Condo Voice* Article: Deferred — especially given work pending on By-Laws and on the materials for AGM 2006.

07 Correspondence Requiring Action and/or Response: None

08 Special Committee Reports: None

09 Other Reports: Where applicable these are usually part of the Administrative Reports.

10 New and/or Brought-Forward Business:

Resolution 060517R04: Going into Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 117 shall go into Committee of the Whole at 6:53pm.

Jason Hum/Dan Chiu — Carried

Resolution 060517R05: Rising from Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 117 shall rise from Committee of the Whole at 7:07pm.

Jason Hum/Dan Chiu — Carried

11 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.

- 12 Next Committee Meeting: TBD.
- 13 Next Special Meeting: TBD.
- 14 Next Regular Meeting: 6:30pm on Wednesday 21 June 2006.
- 15 Motion for Adjournment

Resolution 060517R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 060517R at 7:11pm on Wednesday 17 May 2006.

Nives Malara/Dan Chiu — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at
Meeting #060621R



THE METROPOLE

21 June 2006

Minutes of MTCC 1170 Meeting Number 060621R — Held on 21 June 2006

Present: Directors — Keith Bricknell, Dan Chiu (6:45pm), Sylvia Furlong, Jason Hum, and Nives Malara (6:36pm); and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6:33pm.

02 Adoption of Agenda and Additions:

Resolution 060621R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 060621R, as presented.

Jason Hum/Sylvia Furlong — Carried

03 Officers' Duties:

(a) Following AGM 2006, Corporate Officers will continue in the posts that they held prior to AGM 2006.

(b) No temporary re-allocation of duties was necessary for Meeting #060621R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 060621R02: 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) 060517R, 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) Drain Issues — Base of the X10 Stack, and All Kitchen Drains: Jermark Plumbing has finished installing a larger-diameter horizontal drain in the sub-floor. Jermark Plumbing will now also finalise checking kitchens' drain-stacks. Ratifying motions will occur at a subsequent Board Meeting — to encompass the entire scope of work.

(ii) Landscaping:

Resolution 060621R03: Approval of Landscaping Expense

WHEREAS the Victoria Street flowerbeds and the main tower's terrace garden(s) are common elements for which MTCC 1170 is responsible (as referenced in the *Declaration* at Part 6(22)(a), Schedule E(c), and Schedule F(b); AND,

WHEREAS the following factors have reduced the viability of the above-noted common elements:

- (a) age and deterioration of the growing media in all locations;
- (b) prevalent shade and poor air quality in Victoria Street; and,
- (b) reduced sunlight on the Fifth Floor Terrace, following completion of the building at 6-8 Colborne Street; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises paying KCG Landscaping to complete the following tasks at the costs indicated:

- 01 soil amendment for the Rooftop Terrace, for \$612.15, including taxes;
- 02 soil amendment for the Victoria Street planters, for \$474.95, including taxes; and,
- 03 cedar mulch for the Fifth Floor Terrace, for \$1,055.35, including taxes.

Sylvia Furlong/Jason Hum — Carried

(iii) Removal of Swing-Stages (from 060517R): Unchanged since 060517R.

(iv) Natural Gas Contract:

Keith Bricknell surrendered the Chair to Nives Malara.

Resolution 060621R04: Approval of a Natural Gas Contract

WHEREAS ICC Property Management has negotiated a five-year contract with Comsatech Inc, for supplying natural gas to MTCC 1170; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises ratification of the above-noted contract, subject, *inter alia*, to the following conditions:

- 01 price not greater than \$0.328 per cubic metre (\cong \$8.702 per GJ), including compressor fuel and management fee;
- 02 term commencing 01 July 2006 and ending 30 June 2011 (inclusive of both dates); and,
- 03 contract terms "...normal as per industry standard 2005 GasEDI Base Contract — General Terms and Conditions..."

Keith Bricknell/Jason Hum — Carried

Keith Bricknell resumed the Chair.

- (v) Pigeon Excrement: The Board asked Management to implement humanely efficacious methods of preventing the accumulation of pigeons' excrement on many of MTCC 1170's sills. A ratifying motion *per costs* will follow.

- (vi) Elevators — Proactive Work: The President reported on a meeting with two of ThyssenKrupp's managers and undertook to e-mail additional materials to Directors and Management.
- (vii) Mailroom Light: The Board discussed ways to ensure shutdown of the mailroom's lights following Canada Post personnel's daily departures. (*Given the room's "secure" status, MTCC 1170's personnel cannot intervene to ensure daily shutdowns.*) The Board will continue to assess the payback-period for currently available external shutdown devices.
- (viii) A/C Riser Drains: The Board asked Management to investigate, and to recommend remedies to ensure that these low-pressure drains can remain clear.
- (ix) Recent Opportunistic Use of MTCC 1170's Parking Garages: The Board and Management discussed remedies for preventing such instances. Management will provide a cost-analysis, in context with overall security. (*Of necessity, any such cost-analysis could include two-stage entry systems.*)
- (x) Improper Rental of Parking Spots to Non-Residents: The Board and Management discussed Management's timely rectification of a recent incident.
- (xi) Discussion of Items from AGM 2006: This item continues to depend on receipt of the Unofficial Minutes.
- (xii) YTD Financials: The Treasurer and the Vice President commented briefly on these.
- (xiii) Motion to Receive Administrative and Security Reports as Information.

Resolution 060621R05: Receiving Administrative & 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 June 2006, and the Front Desk Security Report for the period 11 May 2006 to 12 June 2006.

Jason Hum/Nives Malara — Carried

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

- (a) Proposed New By-Laws: Distribution of late-arriving materials will occur by e-mail.
- (b) Response to a recent *Condo Voice* Article: Deferred — especially given work pending on By-Laws and on the materials for AGM 2006. Deferral also reflects uncertainty about the SLCRA's status — given reported overtures to amalgamate with the SLNA.

07 Correspondence Requiring Action and/or Response: None

08 Special Committee Reports: None

09 Other Reports: Where applicable these are usually part of the Administrative Reports.

10 New and/or Brought-Forward Business:

- (a) The President reported briefly on his attendance at the SLNA's Delegates' Meeting on 31 May 2006.

- 11 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.
- 12 Next Committee Meeting: TBD.
- 13 Next Special Meeting: TBD.
- 14 Next Regular Meeting: 6:30pm on Wednesday 19 July 2006.
- 15 Motion for Adjournment

Resolution 060621R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 060621R at 7:07pm on Wednesday 21 June 2006.

Dan Chiu/Sylvia Furlong — Carried

President: Keith Bricknell

Secretary: Jason Hum

Adopted at
Meeting #060719R



THE METROPOLE

19 July 2006

Minutes of MTCC 1170 Meeting Number 060719R — Held on 19 July 2006

Present: Directors — Keith Bricknell, Sylvia Furlong, and Jason Hum; and, ICC Property Management — Nancy Bijelic

Regrets: Dan Chiu and Nives Malara

01 Call to Order: Keith Bricknell called the meeting to order at 6:35pm.

02 Adoption of Agenda and Additions:

Resolution 060719R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 060719R, as presented.

Sylvia Furlong/Jason Hum — Carried

03 Temporary Re-allocation of Officers' Duties: Unnecessary for Meeting #060719R

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 060719R02: 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) 060621R, 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) Removal of Swing-Stages & Pending Clean-Up Payment (from 060621R): Nothing has changed since Meeting #060621R. Given recent deployment of davit-arms and equipment, Management noted the need for vigilance in enforcing restrictions on access to MTCC 1170's property and air space.

(ii) Pigeon Excrement (from 060621R): By consensus, the Board agreed that "Pigeon Busters" shall install humane deterrent-devices. A ratifying motion as to costs (estimated at \$2,923.60 plus taxes) will occur at a subsequent meeting.

(iii) Elevators: Following Management's request, ThyssenKrupp provided a written report explaining recent difficulties with Elevator #2. However, that report arrived too late for proper discussion during Meeting #060719R. Management will circulate the report electronically for subsequent discussion.

(iv) Opportunistic Misuse of Parking Garages (from 060621R): Additional information is necessary before further discussion can occur.

- (v) A/C Condensate Drains (from 060621R): Preventive maintenance requires three steps — cleaning the in-suite condensate lines, installing clean-outs, and pressure-cleaning the inter-suite condensate-drains. Estimated cost for steps two and three is \$3,900 plus taxes. Further discussion will occur when Management can provide an estimated cost for step one (including costs of Security staff to accompany the technician).
- (vi) Kitchen-Stack Cleanout (from 060621R): Before proceeding, Management must receive further information about implications arising from a combination of copper and cast iron materials in the above-noted stack.
- (vii) YTD Financials: The Treasurer and ICC Property Management may choose to comment on the “Financials”.
- (viii) Motion to Receive Administrative and Security Reports as Information.

Resolution 060719R03: Receiving Administrative & 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 July 2006, and the Front Desk Security Report for the period 13 June 2006 to 12 July 2006.

Sylvia Furlong/Jason Hum — Carried

06 Unfinished and/or Tabled Business Arising from Previous Meetings’ Minutes:

- (a) Proposed New By-Laws: For perusal prior to subsequent discussion, Directors received draft-copies of the proposed Standard Unit By-Law. (The President and the General Manager will continue work on this By-Law.) When the related engineering report arrives, further work on the proposed Occupancy Standards By-Law will also resume.
- (b) Response to a recent *Condo Voice* Article: Deferred —given work pending on By-Laws. Deferral also reflects uncertainty about the SLCRA’s status — given reported overtures to amalgamate with the SLNA.

07 Correspondence Requiring Action and/or Response:

Resolution 060719R04: Going 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 6:40pm.

Sylvia Furlong/Jason Hum — Carried

Resolution 060719R05: 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.

Sylvia Furlong/Jason Hum — Carried

- (a) By consensus, the Board agreed on a response to a resident owner’s e-mail dated 03 July 2006, and authorised the President to sign that response.

(b) By consensus, the Board agreed that a survey on security procedures for the King Street doors should occur after mid-September 2006. Discussion also encompassed costs and implications of implementing a resident owner's suggestions.

08 Special Committee Reports: None

09 Other Reports: Where applicable these are usually part of the Administrative Reports.

10 New and/or Brought-Forward Business:

(a) The President reported briefly on his attendance at the SLNA's Delegates' Meeting on 28 June 2006. Of particular interest was an informative presentation by officers from the Toronto Police Service's 51 Division (<http://www.torontopolice.on.ca/d51/>)

11 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.

12 Next Committee Meeting: TBD.

13 Next Special Meeting: TBD.

14 Next Regular Meeting: 6:30pm on Wednesday 16 August 2006.

15 Motion for Adjournment

Resolution 060719R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 060719R at 7:22pm on Wednesday 19 July 2006.

Sylvia Furlong/Jason Hum — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



THE METROPOLE

15 August 2006

Minutes of MTCC 1170 Meeting Number 060815R — Held on 15 August 2006

Present: Directors — Keith Bricknell, Dan Chiu, Sylvia Furlong, Jason Hum, and Nives Malara; and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6:36pm.

02 Affirmation of Notice:

Resolution 060815R01: Affirmation of Notice for an Altered Meeting-Date

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation 1170 affirms sufficiency of notice for convening its August 2006 Regular Meeting on 15 August 2006, rather than on 16 August 2006; AND, FURTHER,

BE IT RESOLVED that the above-noted Regular Meeting shall have the designation “Regular Meeting Number 060815R”.

Dan Chiu/Nives Malara — Carried

03 Adoption of Agenda and Additions:

Resolution 060815R02: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 060815R, as presented.

Dan Chiu/Nives Malara — Carried

04 Temporary Re-allocation of Officers’ Duties: Unnecessary for Meeting #060815R

05 Review and Adoption of Previous Meetings’ Minutes:

Resolution 060815R03: 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) 060719R, as presented.

Jason Hum/Sylvia Furlong — Carried

06 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) Removal of Swing-Stages & Pending Clean-Up Payment (from 060719R): Management has received no new information.

(ii) Pigeon Excrement (from 060719R):

Resolution 060815R04: Pigeon-Abatement

WHEREAS some of MTCC 1170's ledges attract pigeons, with a resultant accumulation of excrement; AND,

WHEREAS the above-noted accumulation is deleterious to health and aesthetics; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratifies its prior consensus (Meeting #060719R) for "Pigeon Busters" to install humane deterrent-devices at a cost of \$2,923.60, plus applicable taxes.

Dan Chiu/Nives Malara — Carried

(iii) Rain-Screen Installation: Work is progressing well, despite occasionally inclement weather. As progress reports from Trow become available, Management will e-mail them to Directors.

(iv) Elevator #2 (from 060719R): Addressed in Resolution 060815R05

(v) Elevator #4: Addressed in Resolutions 060815R05/06/07

Resolution 060815R05: Receiving ThyssenKrupp's Reports

WHEREAS ThyssenKrupp has provided written reports ("the reports") explaining problems with Elevator #2 in early July 2006, and with Elevator #4 in early August 2006; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the reports as information and authorises Officers' and Management's unfettered use of the reports in providing oral and/or written explanations to residents and/or owners.

Sylvia Furlong/Nives Malara — Carried

(vi) Bredan Elevator Consultants' Report — Including Implementation:

Resolution 060815R06: Receiving Bredan Elevator Consultants' Report

WHEREAS Bredan Elevator Consultants has provided a written report ("the report") briefly assessing all elevators, and more specifically, exploring some issues with Elevator #4 in early August 2006; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratifies commissioning the report, receives the report as information, and authorises Officers' and Management's unfettered use of the report in providing oral and/or written explanations to residents and/or owners.

Sylvia Furlong/Jason Hum — Carried

Resolution 060815R07: Replacing an Elevator's Power Drive

WHEREAS Elevator #4's recent service-interruptions might have been preventable and/or ameliorable if a power drive other than the existing one had been in place; AND,

WHEREAS Bredan Elevator Consultants, in a report dated 09 August 2006, have indicated that Elevator #4's power drive is "obsolete"; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises the following remedial measures and costs.

01 ThyssenKrupp shall install a Quantum Power Drive for \$4,300 plus taxes.

02 Because the obsolete power drive has no cash-value for credit against the replacement drive, MTCC 1170 shall retain the obsolete power drive as a "spare"; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted expenditure shall be from the Reserve Fund.

Dan Chiu/Nives Malara — Carried

(vii) Lunar-Key Keyholes in Elevators' Doors(from 060621R):

Resolution 060815R08: Installing Lunar-Key Keyholes in Elevators' Doors

WHEREAS MTCC 1170's elevators use Otis and/or Otis-style doors, which are often difficult and/or impossible for one technician to open during elevator-stoppages; AND,

WHEREAS during stoppages, trapped residents will surely experience inconvenience waiting for additional technicians' arrival; AND,

WHEREAS installation of lunar-key keyholes should allow a lone technician to open stopped elevators' doors and extricate trapped passengers more expeditiously; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises ThyssenKrupp to install lunar-key keyholes on all elevators' doors, at a cost of \$6,705 plus taxes; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted expenditure shall be from the Reserve Fund.

Sylvia Furlong/Jason Hum — Carried

(viii) Opportunistic Misuse of Parking Garages (from 060719R): Further discussion awaits completion of Management's investigations.

(ix) A/C Condensate Drains (from 060719R):

Resolution 060815R09: Cleaning the A/C Systems' Condensate Drains

WHEREAS MTCC 1170 has experienced instances when A/C condensate drains have backed up into suites, with consequent inconvenience to residents, and clean-up costs for MTCC 1170; AND,

WHEREAS proactive remedial measures could reduce and/or prevent A/C condensate drains from backing up into suites; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises remedial measures and costs — in the sequence indicated below.

01 Jermark Plumbing shall clean all in-suite condensate-lines for \$5,809 plus taxes. MTCC 1170's security-contractor shall provide an accompanying security guard at the normal rate for such services.

02 Jermark Security Plumbing shall install clean-outs and pressure-clean the horizontal fan coil condensate drains for \$3,900 plus taxes.

Dan Chiu/Nives Malara — Carried

- (x) Kitchen-Stack Cleanout (from 060719R): Management will continue to investigate and report on measures that facilitate optimal drain-flow.
- (xi) Bike Racks: Directors agreed, in principle, to investigate the feasibility of changing parking-garages' bike-rack allocations from "casual" to "allocated".
- (xii) YTD Financials: YTD was unexceptional. However, the Treasurer and Management await the impact of a warm July on electricity-costs.
- (xiii) Motion to Receive Administrative and Security Reports as Information.

Resolution 060815R10: Receiving Administrative & 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 August 2006, and the Front Desk Security Report for the period 13 July 2006 to 08 August 2006.

Sylvia Furlong/Jason Hum — Carried

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

- (a) Proposed New By-Laws: Deferred to at least Meeting #060920R, and/or to a Special Meeting expressly called for that purpose.
- (b) Response to a recent *Condo Voice* Article: Deferred —with probable completion in time for Meeting #060920R.

08 Correspondence Requiring Action and/or Response:

Resolution 060815R11: Going 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 7:18pm.

Dan Chiu/Nives Malara — Carried

Resolution 060815R12: 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 7:37pm.

Dan Chiu/Nives Malara — Carried

- (a) By consensus, the Board asked the President to respond additionally to a resident owner's letter dated 11 August 2006.

(b) Having reviewed a *Globe and Mail* article dated 05 August 2006, Directors offered further suggestions for the proposed survey on security procedures for the King Street doors.

09 Special Committee Reports: None

10 Other Reports: Where applicable these are usually part of the Administrative Reports.

11 New and/or Brought-Forward Business:

(a) The President reported briefly on his attendance at the SLNA's Delegates' Meeting on 25 July 2006. Of particular interest was the proposal for a very promising replacement of the "North Market" — at the northwest corner of Front and Jarvis.

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 20 September 2006.

16 Motion for Adjournment

Resolution 060815R13: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 060815R at 7:44pm on Tuesday 15 August 2006.

Dan Chiu/Sylvia Furlong — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



THE METROPOLE

11 October 2006

Minutes of MTCC 1170 Meeting Number 060920R — Held on 20 September 2006

Present: Directors — Keith Bricknell, Sylvia Furlong, and Jason Hum; and, ICC Property Management — Nancy Bijelic

Regrets: Dan Chiu and Nives Malara

01 Call to Order: Keith Bricknell called the meeting to order at 6:33pm.

02 Adoption of Agenda and Additions:

Resolution 060920R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 060920R, as presented.

Jason Hum/Sylvia Furlong — Carried

03 Temporary Re-allocation of Officers' Duties: Unnecessary for Meeting #060920R

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 060920R02: 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) 060815R, 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) Removal of Swing-Stages & Pending Clean-Up Payment (from 060815R): Directors' consensus was to persist in the current course of action for resolving this issue.

(ii) REX Buttons (*ie*, "magnetic-release buttons"): Directors commented on the replacement buttons' tactile feedback and inherent reliability. Thus, Directors agreed to replace all of the King Street doors' buttons — preferably before winter. An enabling motion will follow, when installation is complete.

(iii) Rain-Screen Installation (Ongoing — Pending Completion): Directors discussed work completed to date.

(iv) Elevator #3: Directors discussed information circulated to resident owners on 04 September 2006. Management and the President responded to questions.

(v) Management Contract Renewal: Directors agreed in principle to renew the Management Contract with ICC Property Management and asked the Onsite Manager to provide documents — preferably for the next Board Meeting.

- (vi) Opportunistic Misuse of Parking Garages (from 060815R): Any decision must await receipt of additional quotes and further discussion of the urgency, if any, for remedial measures.
- (vii) Kitchen-Stack Cleanout (from 060815R): Management and Directors discussed using an organic solvent, but agreed that other remedies might be more appropriate for the Corporation's needs. Further discussion will await receipt of additional information.
- (viii) Bike Racks (from 060815R): Management agreed to provide recommendations and a timeline at the next Board Meeting.
- (ix) Unreliable Hot Water Supply — Lower Floors: This had occurred sporadically — since a very recent overnight shutdown and valve-replacement. Management will investigate and report.
- (x) YTD Financials: The Secretary and ICC Property Management commented briefly the YTD "Financials".
- (xi) Motion to Receive Administrative and Security Reports as Information.

Resolution 060920R03: Receiving Administrative & 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 September 2006, and the Front Desk Security Report for the period 09 August 2006 to 11 September 2006.

Sylvia Furlong/Jason Hum — Carried

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

- (a) Proposed New By-Laws:

Resolution 060920R04: Receive & Direct Use of a Consultant's Report

WHEREAS Building Sciences Incorporated has delivered its "Preliminary Feasibility Study Regarding Occupancy Standards at Metropolitan Toronto Condominium Corporation N^o 1170" (dated 14 August 2006 and hereinafter referred to as "the Study"); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise the following steps regarding the Study:

- 01 MTCC 1170 accepts the Study as information.
- 02 MTCC 1170 agrees that the Study's recommendation shall be the basis for any proposed occupancy standards by-law.
- 03 MTCC 1170 authorises any of its Officers and/or Management to forward the Study to Legal Counsel and require the Study's use when Legal Counsel drafts an occupancy standards by-law for the Corporation.

Jason Hum/Sylvia Furlong — Carried

(b) Response to a prior *Condo Voice* Article: Directors agreed that the President's response was appropriate and authorised posting it on MTCC 1170's site(s) and/or sending it to the SLCRA.

07 Correspondence Requiring Action and/or Response:

Resolution 060920R05: Going 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 7:20pm.

Jason Hum/Sylvia Furlong — Carried

Resolution 060920R06: 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 7:45pm.

Jason Hum/Sylvia Furlong — Carried

(a) Directors agreed to a survey assessing residents' use of the King Street doors and overall awareness of security-related issues.

08 Special Committee Reports: None

09 Other Reports: Where applicable these are usually part of the Administrative Reports.

10 New and/or Brought-Forward Business:

(a) Management advised Directors about ongoing redevelopment of a commercial unit.

(b) Directors discussed informal recommendations about energy management strategies.

11 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.

12 Next Committee Meeting: TBD — at the Treasurer's call.

13 Next Special Meeting: TBD — at the Treasurer's call.

14 Next Regular Meeting: 6:30pm on Wednesday 18 October 2006.

15 Motion for Adjournment

Resolution 060920R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 060920R at 7:46pm on Wednesday 20 September 2006.

Sylvia Furlong/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

18 October 2006

Minutes of MTCC 1170 Meeting Number 061018R — Held on 18 October 2006

Present: Directors — Keith Bricknell, Dan Chiu, and Jason Hum; and, ICC Property Management — Nancy Bijelic

Regrets: Sylvia Furlong and Nives Malara

01 Call to Order: Keith Bricknell called the meeting to order at 6:40pm.

02 Adoption of Agenda and Additions:

Resolution 061018R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 061018R, as presented.

Jason Hum/Dan Chiu — Carried

03 Temporary Re-allocation of Officers' Duties: Unnecessary for Meeting #061018R

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 061018R02: 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) 060920R, 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) Removal of Swing-Stages & Payment of Funds into Escrow (from 060920R): Management and the President reported further on communications. To expedite this file, Directors asked Management to investigate two topics: costs of remediating balcony-spatter **and** feasibility of *post hoc* cost-recovery from a third party, based on invoices for completed remediation of the above-noted.

(ii) REX Buttons (additional from 060920R):

Resolution 061018R03: Replace Magnetic Lock Buttons (*aka* "REX Buttons")

WHEREAS the new flat stainless steel buttons at the King Street doors have met with favourable reception and provide better tactile feedback than the preceding green plastic buttons; AND,

WHEREAS many of the green buttons have reached the end of their useful lives, as indicated by their failure to disengage magnetic locks reliably and/or consistently on demand; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise replacement of the remaining 24 green plastic buttons with the new flat stainless steel buttons; AND, FURTHER,

BE IT RESOLVED that MTCC shall employ Brampton Fire to undertake the replacement for \$2,460, plus applicable taxes.

Jason Hum/Dan Chiu — Carried

(iii) Rain-Screen Installation (Ongoing — Pending Completion): The President provided brief technical details. Directors agreed with the President's suggestion that he could provide further details on the Auxiliary Web-site.

(iv) Sundry Contract Renewals:

Resolution 061018R04: Renewing Sundry Ongoing Contracts

WHEREAS Metropolitan Toronto Condominium Corporation N^o 1170 (MTCC 1170) wishes to renew ongoing contracts with service-providers; AND,

WHEREAS the above-noted service-providers have presented terms satisfactory to MTCC 1170; AND,

WHEREAS MTCC 1170 has been satisfied with the above-noted service-providers' work; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise the following contract renewals, subject to terms and conditions described hereunder:

01 ICC Property Management:

(a) except for effective dates and service-prices, the Management Agreement for 01 September 2004 to 31 August 2006 shall remain in full force and effect;

(b) effective dates for the renewal-contract shall be 01 September 2006 to 31 August 2009, inclusive of both dates; and,

(c) pre-tax monthly fees, for the first, second, and third years, respectively, shall be \$8,060.17, \$8,333.34, and \$8,583.34.

02 KCG Landscaping:

(a) except for effective dates and service-prices, prior expectations shall remain in full force and effect;

(b) effective dates for the renewal-contract shall be 01 December 2006 to 30 November 2007, inclusive of both dates;

(c) snow-removal for \$2,480 (reflecting \$620/month plus taxes);

(d) summer-maintenance for \$3,239 (reflecting \$404.88/month plus taxes); and,

(e) landscape-watering for \$2,460 (reflecting \$410/month plus taxes).

03 G & M Maintenance Services (*Janitorial Services*):

- (a) except for effective dates and service-prices, prior expectations shall remain in full force and effect;
 - (b) effective dates for the renewal-contract shall be 01 December 2006 to 30 November 2009, inclusive of both dates; and,
 - (c) yearly fees, including taxes, for the first, second, and third years, respectively, shall be \$112,088.04, \$115,450.56, and \$118,914.24.
- 04 Atlas Overhead Doors (Preventive Work — Loading Dock, plus Upper & Lower Garages):
 - (a) except for effective dates and service-prices, prior expectations shall remain in full force and effect;
 - (b) effective dates for the renewal-contract shall be 01 December 2006 to 30 November 2007, inclusive of both dates; and,
 - (c) yearly fees shall be \$450 (reflecting four visits at \$112.50 each, plus taxes).
- 05 Advantage Fitness (Preventive Work — Exercise Room):
 - (a) except for effective dates and service-prices, prior expectations shall remain in full force and effect;
 - (b) effective dates for the renewal-contract shall be 01 December 2006 to 30 November 2007, inclusive of both dates; and,
 - (c) yearly fees shall be \$460 (reflecting four visits at \$115.00 each, plus taxes).
- (v) Opportunistic Misuse of Parking Garages (from 060920R): Directors asked Management to verify costs and regulatory implications of installing interior key-fob readers and call-boxes at garages' vehicular doors. The interior key-fob readers could replace currently installed push-button actuators.
- (vi) Kitchen-Stack Cleanout (from 060920R): The contractor has not provided additional information herein.
- (vii) Bike Racks (from 060920R): Directors affirmed their approval of a letter circulated to all residents on or about Friday 13 October 2006.
- (viii) Elevators & Installation of Lunar Keyholes: Directors agreed that residents should be aware of the benefits accruing to this recent installation.
- (ix) Request for an Interpretation of Rules: At Management's request, Directors offered an administrative interpretation of Rule 05.33.
- (x) API Suites & Wording of Status Certificates: Directors agreed that the General Manager could contact Legal Counsel about procedures. Directors also asked Management to e-mail copies of the existing status certificate template.
- (xi) YTD Financials: The Treasurer and ICC Property Management commented briefly on the "Financials".

(xii) Motion to Receive Administrative and Security Reports as Information.

Resolution 061018R05: 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 October 2006, and the Front Desk Security Report for the period 12 September 2006 to 10 October 2006.

Jason Hum/Dan Chiu

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

(a) Proposed New By-Laws: Ongoing

(b) Survey of Convenience and Security — King Street Doors: Directors authorised a previously e-mailed survey and asked Management to distribute colour-coded copies to resident owners and tenants. Collation and analysis will occur after 30 October 2006.

07 Correspondence Requiring Action and/or Response: None

08 Special Committee Reports: None

09 Other Reports: Where applicable these are usually part of the Administrative Reports.

10 New and/or Brought-Forward Business:

(a) Directors asked Management to write to a commercial unit's owner and tenant about security-requirements at the unit's rear door, and about cost-implications of failure to maintain required levels of security.

(b) Directors agreed with the President's suggestions about additions to the "Energy Management" portion of the Auxiliary Web-site.

11 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.

12 Next Committee Meeting: TBD — at the Treasurer's call.

13 Next Special Meeting: 6:30pm on Monday 30 October 2006.

14 Next Regular Meeting: 6:30pm on Wednesday 15 November 2006.

15 Motion for Adjournment

Resolution 061018R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 061018R at 7:40pm on Wednesday 18 October 2006.

Dan Chiu/Jason Hum — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



THE METROPOLE

31 October 2006

Minutes of MTCC 1170 Meeting Number 061030S — Held on 30 October 2006

Present: Directors — Keith Bricknell, Dan Chiu, Sylvia Furlong, and Jason Hum;
and, Management — Nancy Bijelic

Regrets: Directors — Nives Malara

01 Call to Order: Following the Finance Committee's discussions, Keith Bricknell called the meeting to order at 7.23pm.

02 Affirmation of Notice for a Special Meeting:

Resolution 061030S01: Affirmation of Notice for a Special Meeting

BE IT RESOLVED the Board of Directors of Metropolitan Condominium Corporation 1170 affirms sufficiency of notice for calling a Special Meeting on 30 October 2006 (hereinafter, "Special Meeting Number 061030S").

Jason Hum/Dan Chiu — Carried

03 Adoption of the Agenda:

Resolution 061030S02: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 061030S, as presented.

Jason Hum/Sylvia Furlong — Carried

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 061030S03: 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) 061018R, as presented.

Jason Hum/Dan Chiu — Carried

05 MTCC 1170's Finances for 01 December 2006 to 30 November 2007 et al:

Resolution 061030S04: Provision for Biennial Dryer-Vent Cleaning

WHEREAS the Ontario Fire Marshal (OFM) and Canada Mortgage and Housing identify obstructed dryer-vents as a potential cause of fires and/or excessive energy-consumption; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises the following actions and/or sets the following conditions:

01 costs of dryer-vent cleaning shall be part of MTCC 1170's proportional Common Expense;

02 costs of dryer-vent cleaning shall include the cost of cleaning *per se*, as well as the cost of Security personnel that shall accompany clean-

ing personnel during their time in MTCC 1170 and/or individual units;

03 dryer-vent cleaning, a biennial event, shall next occur during the fiscal year beginning 01 December 2007 and ending 30 November 2008;

04 MTCC 1170 shall collect 50% of estimated costs via an account-line in the budget for the fiscal year beginning 01 December 2006 and ending 30 November 2007, and the balance of estimated costs via the selfsame account-line in the budget for the fiscal year beginning 01 December 2007 and ending 30 November 2008; AND,

05 future years' funding of dryer-vent cleaning shall, *mutatis mutandis*, follow the sequence exemplified above in Sections 03 and 04.

Jason Hum/Dan Chiu — Carried

Resolution 061030S05: Using Accumulated Surplus for the 2006-2007 Budget

WHEREAS a new regime of capping of “per-kW/h” electricity-rates begins on 01 November 2006 and ends on or about 01 April 2007; AND,

WHEREAS market-uncertainties preclude MTCC 1170 from budgeting precisely for electricity-costs, and/or from signing a fixed-rate contract or contracts; AND,

WHEREAS MTCC 1170 wishes to give its unit-owners a reasonable time-frame in which to adjust for inevitable (albeit, unpredictable) increases in electricity costs; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises the following actions and/or sets the following conditions, applicable only to the fiscal year beginning 01 December 2006 and ending 30 November 2007 (“Budget 2006-2007”):

01 MTCC 1170 requires its Accumulated Surplus to remain at 3.5% of the Total Budget (Operating Budget plus Reserve Fund Contribution);

02 as and when the above-noted “capping” ends, MTCC 1170 shall use the difference between Section 01 (above) and Accumulated Surplus to defray the increased cost that higher “per-kW/h” electricity rates impose on Budget 2006-2007’s budgeted costs of electricity; AND,

03 as and when funds described in Section 02 (above) are insufficient to cover costs of electricity-consumption, MTCC 1170 shall order a Special Assessment to defray the above-noted shortfall.

Dan Chiu/Sylvia Furlong — Carried

Resolution 061030S06: Approval of the 2006-2007 Budget

WHEREAS the *Condominium Act* and *Regulations* require condominiums’ boards to assume sole responsibility for passing annual budgets; AND,

WHEREAS the Board of Directors of Metropolitan Toronto Condominium Corporation Number 1170 has received, examined, and discussed recommendations from ICC Property Management personnel; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation Number 1170 authorises the following budget for 01 December 2006 to 30 November 2007 (inclusive of both dates):

(a) an Operating Budget of \$1,444,566; and,

(b) a Reserve Fund Contribution of \$201,700; AND, FURTHER,

BE IT RESOLVED that that the Board of Directors of Metropolitan Condominium Corporation authorises the Treasurer, the General Manager, or the President, or any of them, to append a covering letter to the above noted Budget, explaining the Budget *per se*, and/or any circumstances that might give rise to a Special Assessment during the above-noted Budget's operating period.

Dan Chiu/Jason Hum — Carried

06 Next Regular Meeting: 6:30pm on Wednesday 15 November 2006.

07 Adjournment:

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Special Meeting Number 061030S at 7.34pm on Monday 30 October 2006.

Sylvia Furlong/Dan Chiu — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

15 November 2006

Minutes of MTCC 1170 Meeting Number 061115R — Held on 15 November 2006

Present: Directors — Keith Bricknell, Dan Chiu, Sylvia Furlong, Jason Hum (6:37pm), and Nives Malara; 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 061115R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 061115R, as presented.

Nives Malara/Dan Chiu — Carried

03 Temporary Re-allocation of Officers' Duties: Unnecessary for Meeting #061115R

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 061115R02: 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) 061030S, as presented.

Nives Malara/Dan Chiu — 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) Removal of Swing-Stages & Payment of Funds into Escrow (from 061018R): This item includes the possibility of remediating the balcony-spatter portion of damage and subsequently demanding recovery from a neighbouring building and/or that building's contractor(s). *Inter alia*, Management awaits receipt of three quotes for the above-noted remediation.

(ii) Letter of Credit — 69 Yonge: The grantor's solicitor has requested return of the certificate, given time elapsed since completion of work on 69 Yonge's east wall. Directors agreed to return the Letter of Credit, given the time elapsed since completion of 69 Yonge's east wall, and given Corporate Legal Counsel's opinion of the Letter of Credit's extraneous and/or extrinsic usefulness.

- (iii) Rain-Screen Installation (Ongoing — Pending Completion): Directors had no questions, save for remarking on the number of unfortunate rain-delays.
- (iv) Building Insurance and Appraisal: Directors dealt with insurance by motion, and with appraisal by consensus. A subsequent motion will ratify the latter.

Resolution 061115R03: Renewing Building, Boiler, and Machinery Insurance

WHEREAS Paisley Manor Insurance has submitted an insurance renewal quotation (“the Quotation”) for providing building, boiler, and machinery coverage to The Metropole; AND,

WHEREAS the Quotation includes the following benefits:

- 01 a building premium that is \$500 lower than the 2005-2006 premium;
- 02 an increase in coverage from \$58,000,000 to \$60,930,000; and,
- 03 a boiler and machinery premium at the same cost as 2005-2006’s cost; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise payment of \$25,058 (plus taxes) to Paisley Manor Insurance for the building premium; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise payment of \$1,935 (plus taxes) for the boiler and machinery premium.

Sylvia Furlong/Jason Hum — Carried

- (v) Electronic Versions of Blueprints: To preserve technical specifications, and to facilitate ongoing and/or future work relying thereupon, Directors authorised scanning MTCC 1170’s ≈400 pages of blueprints. A subsequent motion will ratify costs.
- (vi) Lobby Décor: Directors’ consensus was to provide seasonally appropriate but economical floral displays. E-mail polling of Directors should precede any final purchase-decisions.
- (vii) Opportunistic Misuse of Parking Garages (from 061018R): Management and Directors discussed the incidence of misuse and the cost of remedial measures. Consensus was that the current incidence of misuse did not justify costs of hardware upgrades. However, Directors requested e-mail notification of any upswing in misuse, to allow a timely decision about remediation.
- (viii) Kitchen-Stack Cleanout (from 061018R):

Resolution 061115R04: Horizontal Drain Stack Cleanout

WHEREAS Jermark Plumbing has submitted a quotation for horizontal drain stack cleanout; AND,

WHEREAS the quotation is the same as for the prior year’s services; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise payment of \$1,780 (plus taxes) to Jermark Plumbing for the horizontal drain stack cleanout.

Nives Malara/Dan Chiu — Carried

- (ix) Bike Racks (from 061018R): Management expressed gratitude for residents' co-operation with requests for information. Only \cong 10 bicycles remain unclaimed.
- (x) Former API Suites & Wording of Status Certificates (from 061018R): Brief discussion occurred. Directors re-affirmed their consensus that the General Manager should discuss this matter with Corporate Legal Counsel.
- (xi) Security Survey: The Management Office is partly finished compiling responses. Preliminary results indicate overwhelming support for preserving existing levels of security.

Resolution 061115R05: Going into Committee of the Whole

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 7:13pm.

Nives Malara/Dan Chiu — Carried

Resolution 061115R06: Rising from Committee of the Whole

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 7:50pm.

Dan Chiu/Sylvia Furlong — Carried

- (xii) Elevators: Management and the President report that an instance of in-suite sound testing produced C-Scale results less than 50 decibels. (*The C-Scale measures sound in the range of 35 to 10,000Hz. In contrast, A-Scale testing measures the less rigorous range of only 500 to 10,000Hz.*) The Canadian Hearing Society (www.chs.ca/info/noise/book1.html) deems that 50 decibels (*ie*, noisier than observed sounds) is typical of a "quiet office". As a measure aimed solely at energy conservation, MTCC 1170 will rotate shutdowns of one elevator per night between 11:00pm and 6:00am. Otherwise, all routine maintenance procedures will continue, as *per* contract. Also, as the Corporation deems necessary, additional sound-measurements may occur — in-house and/or via third parties.
- (xiii) Air Balancing of the Make-Up Air Vents: Management is seeking quotes for this routine verification and maintenance procedure.
- (xiv) YTD Financials: The Treasurer and ICC Property Management commented briefly on the financials.
- (xv) Motion to Receive Administrative and Security Reports as Information.

Resolution 061115R07: 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 November 2006, and the Front Desk Security Report for the period 11 October 2006 to 08 November 2006.

Jason Hum/Sylvia Furlong

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

- (a) Proposed New By-Laws: Ongoing

(b) Survey of Convenience and Security: Covered in Section 05(a)(xi).

07 Correspondence Requiring Action and/or Response:

(a) Assistance *re* External Noise: Directors re-affirmed their e-mailed concurrence with the President's letter supporting a resident owner's complaint about external noise.

08 Special Committee Reports: None

09 Other Reports: None

10 New and/or Brought-Forward Business:

(a) Commercial Unit Security: In advance of any incidents and/or inconvenience, the owner has agreed to comply with expectations for the unit's south door.

(b) MTCC 1170's Ongoing Internet-Presence: The President reported on ongoing strategies. (*Between 01 December 2005 and 13 November 2006, the Auxiliary Web-site received 14,286 hits.*)

(c) Occupancy Database: Management and the President reported on preliminary steps towards consolidating existing records into a single database.

(d) Bill 21: Directors discussed Bill 21's implications — especially regarding condominiums' budgeting processes. At least one year's prior smart sub-metering of common elements would be advisable. This intermediate step would allow for accurate budgeting in any year when mandated smart sub-metering finally occurs at the suite-level. To that purpose, Directors asked Management to investigate feasibility and get quotes for smart sub-metering MTCC 1170's common elements.

11 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.

12 Next Committee Meeting: TBD.

13 Next Special Meeting: TBD.

14 Next Regular Meeting: 6:30pm on Wednesday 20 December 2006.

15 Motion for Adjournment

Resolution 061115R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 061115R at 8:12pm on Wednesday 15 November 2006.

Nives Malara/Dan Chiu — Carried

“Keith Bricknell”

President: Keith Bricknell

“Dan Chiu”

Acting Secretary: Dan Chiu



THE METROPOLE

20 December 2006

Minutes of MTCC 1170 Meeting Number 061220R — Held on 20 December 2006

Present: Directors — Keith Bricknell, Dan Chiu, Sylvia Furlong, and Nives Malara; and, ICC Property Management — Nancy Bijelic

Regrets: Jason Hum

01 Call to Order: Keith Bricknell called the meeting to order at 6:34pm.

02 Adoption of Agenda and Additions:

Resolution 061220R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 061220R, as presented.

Dan Chiu/Sylvia Furlong — Carried

03 Temporary Re-allocation of Officers' Duties: Dan Chiu graciously accepted Directors' unanimous invitation to act as *pro tem* Secretary.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 061220R02: 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) 061115R, as presented.

Nives Malara/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) Building Insurance and Appraisal:

Resolution 061220R03: Increase Insurance Coverage

WHEREAS MTCC 1170 has received, and concurs with, American Appraisal Canada Inc's valuation (dated 24 November 2006) of the costs of building reproduction and building demolition; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise an increase in insurance coverage to \$90,010,000 (\$84,010,000 for building-reproduction and \$6,000,000 for building-demolition); AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise an increase in insurance premiums of \$6,523 (plus applicable taxes), comprising a \$6,115

increase in general coverage and a \$408 increase in boiler and machinery coverage.

Nives Malara/Dan Chiu — Carried

- (ii) Seasonal Floral Arrangement(s):

Resolution 061220R04: Seasonal Wreath — Main Lobby

WHEREAS MTCC 1170 wishes to enhance the Main Lobby's aesthetic appeal, especially during December's festive seasons; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratify a prior expenditure of \$500 (plus applicable taxes) for a decorative wreath for the south portion of the Main Lobby.

Nives Malara/Dan Chiu — Carried

- (iii) Removal of Swing-Stages & Spatter-Remediation (from 061115R): Management and the President commented on a meeting with Skyline on 01 December 2006, and on subsequent communications and/or apparent commitments from Skyline. Further information is available below, as part of Resolution 061220R06.
- (iv) Letter of Credit — 69 Yonge: Return has occurred, following the Board's consensus at Meeting 061115R.
- (v) Rain-Screen Installation (Ongoing — Pending Completion): The President commented briefly and invited Directors to view substantial completion of the southern and eastern elevations.
- (vi) Electronic Versions of Blueprints (from 061115R): This is a work in progress.
- (vii) Exterior Exhaust-Vent Grilles & Removal of Lint from Outer Dryer-Ducts: Directors' consensus was to authorise expenditure for this beyond-scope item, but to request ongoing technical and financial updates.
- (viii) API Suites & Wording of Status Certificate (from 061115R): Directors consensus was to accept Corporate Legal Counsel's proposed revised wording of the relevant portion of MTCC 1170's Status Certificates. Additionally, Directors' consensus was to:
- ask ICC Property Management to experiment with graphic tactics for drawing further attention to the above-noted "relevant portion"; and
 - ask Corporate Legal Counsel to communicate on MTCC 1170's behalf to the owner of one of the former API suites.
- (ix) Summary of the Security Survey: Further information is available below, as part of Resolution 061220R06.
- (x) Upper Floors' Complaints about Heat (from 061115R): Management presented additional information — including potential benefits and costs of re-balancing air make-up vents. Directors questioned the extent of the alleged phenomenon and discussed various other approaches.

(xi) YTD Financials: The Treasurer commented briefly on preliminary year-end data.

(xii) Motion to Receive Administrative and Security Reports as Information:

Resolution 061220R05: 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 December 2006, and the Front Desk Security Report for the period 09 November 2006 to 13 December 2006.

Nives Malara/Sylvia Furlong

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

(a) Proposed New By-Laws: Ongoing

(b) Survey of Convenience and Security: Included in Resolution 061220R06 (below).

(c) Noise Attributed to a Nearby Building: Included in Resolution 061220R06 (below).

(d) Reserve Fund Plan: The President suggested steps that should precede the upcoming mandatory update of the Corporation's Reserve Fund Plan.

(e) Deployment of Accumulated Budget Surplus: Directors reviewed the following previously discussed priorities and, where applicable, asked Management to e-mail prior and/or updated estimates of costs:

(i) additional security cameras;

(ii) experimentally resuming provision of indoor vegetation in Common Element areas;

(iii) experimentally providing winter greenery in the Victoria Street planters;

(iv) cushioning energy-costs; and,

(v) maintenance of an appropriate minimum surplus, as per November 2006's (and prior) Budget Notes.

07 Correspondence Requiring Action and/or Response: None

08 Special Committee Reports and Responses to Correspondence:

Resolution 061220R06: Receiving Reports and Correspondence as Information

WHEREAS MTCC 1170 has received sundry reports and correspondence before and during Meeting 061220R; THEREFORE,

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

01 Trow Engineering's Specifications for Remediating Concrete-Spatter: Subject to minor elaboration of remediation necessary on MTCC 1170's West Elevation, MTCC 1170 adopts the specifica-

tions as a basis for remediation, and authorises forwarding the specifications to Skyline Development Inc.

- 02 Summary Results of the Building Security Survey: MTCC 1170 thanks residents for their responses and authorises making the aggregated survey results available via hard copy and/or via MTCC 1170's Web-site(s).
- 03 Letter from a Nearby Building: MTCC 1170 receives, as assurances, a nearby building's response to the President's letter on behalf of some MTCC 1170 residents' complaints about noise.
- 04 MTCC 1170 Staff Fund Committee: MTCC 1170 accepts the Staff Fund Committee's written report as information, and concurs with its contents. The Board of Directors thanks residents for their continuing support of the Staff Fund and the Fund's Chairperson for her management of the Staff Fund.
- 05 Children's Aid Society Toy Drive: MTCC 1170 accepts the Vice President's e-mailed report as information. The Board of Directors thanks residents for their continuing support of the Toy Drive and the Vice President for managing the Drive and for delivering donated toys to the CAS.

Sylvia Furlong/Dan Chiu — Carried

09 Other Reports: None

10 New and/or Brought-Forward Business:

(a) St Lawrence Neighbourhood Association (SLNA):

Resolution 061220R07: Renewing Membership in the SLNA

WHEREAS MTCC 1170 wishes, on behalf of its unit-owners, to continue maximising its ability to influence political and/or public policy decisions affecting the Corporation; AND,

WHEREAS MTCC 1170 believes that the St Lawrence Neighbourhood Association has potential for fulfilling MTCC 1170's above-noted objectives; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise MTCC 1170's renewal of its membership in the St Lawrence Neighbourhood Association for 2007, together with payment of membership fees applicable thereto; AND, FURTHER,

BE IT RESOLVED that MTCC 1170's delegates to the St Lawrence Neighbourhood Association shall be any three members of the Board of Directors and/or any three volunteers that the Board designates.

Nives Malara/Dan Chiu — Carried

(b) Bill 21 and Smart Metering: Management reported on preliminary quotes for smart sub-metering MTCC 1170's common elements — in anticipation of, and/or in preparation for, Bill 21's probable implementation.

11 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.

12 Next Committee Meeting: TBD.

13 Next Special Meeting: TBD.

14 Next Regular Meeting: 6:30pm on Wednesday 17 January 2007.

15 Motion for Adjournment

Resolution 061220R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 061220R at 7:37pm on Wednesday 20 December 2006.

Sylvia Furlong/Nives Malara — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum

Adopted at
Meeting #070117R