



THE METROPOLE

15 February 2010

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

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

Regrets: None

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

02 Adoption of Agenda and Additions:

Resolution 100120R01: Adoption of the Agenda

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

Scott Froebe/Jason Hum — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 100120R02: Adoption of Minutes

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

Sylvia Furlong/Jason Hum — Carried

05 Administrative and Security Reports:

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

(i) Ratification of Prior Consensus-Items: Pending

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

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

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

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

Resolution 100120R03: Receiving Administrative and Security Reports as Information

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

Nives Malara/Sylvia Furlong — Carried

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

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

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

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

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

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

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

Nives Malara/Scott Froebe — Carried

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

Resolution 100120R05: Amendment of Rules to Accommodate Green Bins

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

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

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

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

02 New Rule 09.06 shall be:

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

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

Sylvia Furlong/Jason Hum — Carried

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

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

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) Receiving Committee Reports as Information:

Resolution 100120R06: Receiving Committee Reports as Information

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

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

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

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

Sylvia Furlong/Jason Hum — Carried

(b) Reserve Fund Study Update:

Resolution 100120R07: Adopting the Reserve Fund Study Update

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

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

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

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

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

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

Nives Malara/Scott Froebe — Carried

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

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

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

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

16 Motion for Adjournment

Resolution 100120R08: Adjournment

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

Nives Malara/Scott Froebe — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



THE METROPOLE

07 March 2010

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

Present: Directors — Keith Bricknell, Scott Froebe, Sylvia Furlong, Jason Hum (electronic attendance), and Nives Malara (7.00pm); and, ICC Property Management — Nancy Bijelic

Regrets: None

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

02 Adoption of Agenda and Additions:

Resolution 100217R01: Adoption of the Agenda

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

Sylvia Furlong/Scott Froebe — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 100217R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 100120R, as presented.

Jason Hum/Sylvia Furlong — Carried

05 Administrative and Security Reports:

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

(i) Ratification of Prior Consensus-Items: Pending.

(ii) Cleaning Contract Renewal:

Resolution 100217R03: Renewing a Cleaning Services Contract

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

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

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

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

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

Scott Froebe/Jason Hum — Carried

(iii) Superintendent Contract Renewal:

Resolution 100217R04: Renewing a Superintendent Services Contract

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

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

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

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

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

Sylvia Furlong/Jason Hum — Carried

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

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 100217R05: Receiving Administrative and Security Reports as Information

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall receive, as information, the MTCC 1170 Management Office's Administrative Report for February 2010, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 De-

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

Sylvia Furlong/Jason Hum — Carried

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

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

08 Correspondence Requiring Action and/or Response:

Resolution 100217R06: Resolving into Committee of the Whole Board

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

Jason Hum/Sylvia Furlong — Carried

Resolution 100217R07: Rising from Committee of the Whole Board

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

Jason Hum/Sylvia Furlong — Carried

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

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

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business: None

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

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Next Regular Meeting: 6.30pm on Wednesday 24 March 2010

16 Motion for Adjournment

Resolution 100217R08: Adjournment

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

Nives Malara/Scott Froebe — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at
Meeting #100324R



THE METROPOLE

19 April 2010

Minutes of MTCC 1170 Meeting Number 100324R — Held on 24 March 2010

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

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.39pm.

02 Adoption of Agenda and Additions:

Resolution 100324R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 100324R, as presented.

Sylvia Furlong/Nives Malara — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 100324R02: 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) 100217R, 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) Ratification of Prior Consensus-Items: Pending.

(ii) Balcony Glazing Approval: Following procedures described in Resolution 031126R05, and in Section 04(a)(x) of the Minutes for Meeting #031222R, Directors approved a request to glaze a balcony on the XX05 riser.

(iii) YTD Financials: Directors commented briefly on Financials for the fiscal year ending 28 February 2010.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 100324R03: 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 March 2010, ICC's rendering of

MTCC 1170's unaudited Financial Statements for the period 01 December 2009 to 28 February 2010, and the Front Desk Security Report for the period 08 February 2010 to 08 March 2010.

Scott Froebe/Jason Hum — Carried

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

- (a) Front Doors' Glass: After examining a sample of a stainless steel glazing-protector, Directors authorised the protectors' installation on the King Street doors. A ratifying motion, as to costs, will occur on presentation of the invoice.
- (b) Front Desk DVRs (from 091028R): Directors examined an alternate service-provider's proposed configuration. During their discussion, Directors agreed that further investigation was necessary, as regards the proposed configuration's operating system.
- (c) Elevators — Door Operators and Compliance (from Meeting 090520R): Management continues to await ThyssenKrupp's report on completion of work.
- (d) Garages' Water-Penetration: Directors await further reports from Trow.
- (e) Reserve Fund Study Update: Management reported that a secondary investigator would be visiting MTCC 1170 in late March or early April.
- (f) Organic Pick-Up: Directors and Management agreed to invite the City of Toronto to provide a presentation to residents at 7.00pm on Wednesday 07 April 2010.
- (g) Replacements for MR16 Halogen Lighting: Management reported no reaction (pro or con) from experimental use of MR16 CFL bulbs in Elevator #1. Directors noted that the CFLs seemed slightly dimmer than equivalent halogen bulbs, and that the reduced lighting could vitiate CCTV surveillance. To strike a balance between surveillance and CFLs' benefits (lower electricity consumption and operating temperatures), Directors agreed that Management should begin to deploy an appropriate mixture of CFL and halogen MR16 bulbs. This could entail ~50% MR16 CFLs in the elevators and 100% CFLs in the numerous MR16 sockets on the main floor.
- (h) Commercial Units:

Resolution 100324R04: Receiving a Unit Renovation Request as Information

WHEREAS MTCC 1170 has received its prescribed format of a Unit Renovation Request (hereinafter, "Request") from the Owner of Units 5A & 5B (hereinafter, "the Units"); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the Request as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 agrees, subject to the Request's terms, that the Owner may begin renovations of the Units on 01 April 2010. Without limiting the generality of the foregoing, MTCC 1170's Management may suspend and/or terminate the Unit's renovations, as prescribed in Section 3(xii) of the Request, if the Unit's Owner fails to comply in timely fashion with requirements to supply the additional documentation described in Section 07.12 of MTCC 1170's *Rules*.

Nives Malara/Jason Hum — Carried

08 Correspondence Requiring Action and/or Response:

Resolution 100324R05: Resolving into Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 7.17pm.

Sylvia Furlong/Scott Froebe — Carried

Resolution 100324R06: 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 7.34pm

Sylvia Furlong/Scott Froebe — Carried

- (a) Management and the President reported briefly about the ownership of a parking stall. Directors asked Management and the President to continue seeking legal advice.
- (b) Directors continued the discussion that they had begun by e-mail, regarding a resident owner's suggestion to establish a TFTO liaison "position". Concurrently, they reviewed the results of MTCC 1170's 2008 survey of residents' views on nearby film shoots. In deciding to defer their decision about this request, Directors raised the following issues, all of which require further exploration.
- (i) The 2008 film-survey (*supra*) was inconclusive. In a few instances, residents angrily alleged significant inconvenience from film shoots. In a few other instances, residents responded supportively towards filming. Predictably, there was also considerable indifference. This level of ambivalence gave neither clear nor unified direction to the Board for responding to all residents' concerns. Faced with such ambivalence, any board would have difficulty framing a mandate for the "position" or entity that the resident owner proposed.
 - (ii) When seeking to foster external relations, condominiums' boards should not (or, perhaps, **cannot**) simply establish a "position". Rather, they should (or, perhaps, **must**) establish an external committee and a reporting structure for that committee. For example, should "film liaison (or any other external relations committee) be an *ad hoc* or a standing committee?
 - (iii) Should the proposed entity be an "action" or an "information" committee? (A prudent board would surely chose "information" committee.)
 - (iv) What are the criteria for choosing the entity's external and *ex officio* members? Should "external" membership comprise only street-level owners (who are, arguably, most affected by filming), or should membership be equally open to all owners?
 - (v) As noted in Section 08(b)(ii), What are the mechanisms by which an entity would report to the Board of Directors? Further to that point, should an entity have any right to report to, and/or communicate with, anyone other than the Board of Directors?

- (vi) What mechanisms should MTCC 1170 use to ensure that it saves itself harmless from any external committees' overzealousness? (As an example, Directors might wish to re-read Resolution 030827R12, wherein MTCC 1170 established an "Energy Management" *ad hoc* committee and included just such mechanisms.)
- (vii) How broad should any such entity's mandate be? For example, the proposal deals only with the Toronto Film and Television Office (TFTO). However, TFTO is only one manifestation of downtown activities affecting MTCC 1170. Noise from bars is an ongoing issue, as is noise from late-night "victory parades" that follow Toronto's limited success in professional sports. Finally, there are also large intermittent events, such as the impending G20 Meeting. If MTCC 1170 were to establish a committee, should its mandate be broad enough to encompass these and other disruptions?
- (viii) Given the fact that street crime and homelessness affect ground-level units more than they affect "tower" units, should any mandate also include prevention (www.acmo.org/cmmag/summer06c.pdf and <http://cpatoronto.org>)?
- (ix) MTCC 1170 is a member of the SLNA (www.slna.ca). As such, it **can** send three delegates to SLNA meetings. Alas, MTCC 1170 has never been able to recruit a full slate. (Indeed, the President is currently **the** delegate.) If resident owners want a forum, via neighbourhood bodies such as the SLNA, MTCC 1170 would welcome any interest in filling the two vacant delegates' slots.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business: None

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

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Next Regular Meeting: 6.30pm on Wednesday 21 April 2010

16 Motion for Adjournment

Resolution 100324R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 100324R at 7.37pm on Wednesday 24 March 2010.

Jason Hum/Nives Malara — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



THE METROPOLE

22 April 2010

Minutes of MTCC 1170 Meeting Number 100421R — Held on 21 April 2010

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

Regrets: Scott Froebe

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

02 Adoption of Agenda and Additions:

Resolution 100421R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 100421R, as presented.

Nives Malara/Sylvia Furlong — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 100421R02: 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) 100324R, as presented.

Jason Hum/Nives Malara — Carried

05 Administrative and Security Reports:

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

(i) Ratification of Prior Consensus-Items: Pending.

(ii) Summer Landscaping Contract: Further information is necessary before finalising this contract.

(iii) Indoor Plant Maintenance Contract:

Resolution 100421R03: Contract for Indoor Plant Maintenance

WHEREAS MTCC 1170's indoor plants are Common Elements (as described in the Declaration and/or as part of long-established aesthetic expectations);
THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall pay \$1,200.00 (plus applicable taxes) to The Plant Lady to provide the following service:

- (a) indoor plant maintenance from 01 May 2010 until 30 April 2011 (inclusive of both dates).

Nives Malara/Sylvia Furlong — Carried

- (iv) YTD Financials: Directors commented briefly on financial records for the fiscal year ending 31 March 2010.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 100421R04: 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 April 2010, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2009 to 31 March 2010, and the Front Desk Security Report for the period 09 March 2010 to 12 April 2010.

Jason Hum/Sylvia Furlong — Carried

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

- (a) Front Desk DVRs (from 091028R): The President described his favourable reaction to MS Windows 7 (MS W7) on one of his personal computers, and suggested deferral of a decision pending further research into capture cards that are compatible with MS W7. Directors agreed with the recommendation.
- (b) Elevators — Door Operators and Compliance (from Meeting 090520R): Management estimates that ThyssenKrupp will provide its confirmation letter on or shortly after 22 April 2010. Solucore's assessment will occur thereafter. Installation of door operators will depend, in part, on Solucore's assessment.
- (c) Garages' Water-Penetration: Directors discussed Trow's response to their additional questions. Directors then agreed that further study was necessary. To facilitate such study, Directors agreed that Management and the President should seek opinions from other engineering consultants.
- (d) Reserve Fund Study Update: Further information should be available during the last week of April 2010. Directors noted, with considerable concern, that this would delay AGM 2010. Nonetheless, Directors agreed that the benefits of a delay bid fair to outweighing the inconvenience thereof.
- (e) Transient Hot-Water Disruptions: Management described problems apparently arising from faulty faucet cartridges in some residents' units. Management also reported on issues possibly arising from installation of fixtures designed only for municipal water

pressure in single-family dwellings. Management and the Superintendent will continue to investigate.

- (f) Replacements for MR16 Halogen Lighting: Management continues to seek wholesale prices for CFL MR16s. Given CFLs' cost-benefits and lower operating temperatures, Directors suggested that Management should seek "big box" retail sources if the price differential (*cf* wholesale) were low enough to offer reasonably similar cost-benefits.
- (g) Commercial Units: Directors reaffirmed their e-mailed support for a letter that Management sent to the owner of commercial units immediately after Meeting #100324R.

Nives Malara assumed the Chair

- (h) Establishment of an External Relations Committee: Having revisited their previous thoughts, as described in Section 08 of the Minutes for Meeting 100324R, Directors agreed as follows.

Resolution 100421R05: Establishment of an External Relations Committee

WHEREAS MTCC 1170 wishes to be able to influence the sundry external individuals and/or entities whose decisions and actions affect MTCC 1170's residents; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation 1170 (hereinafter, "the Board") shall establish a standing committee whose name shall be "The MTCC 1170 External Relations Committee"; AND, FURTHER,

BE IT RESOLVED that "The MTCC 1170 External Relations Committee" (hereinafter, the "Committee") shall operate under, and comply fully with, the following requirements.

- 01 The Committee shall comprise no fewer than two Directors and no more than five Owners of units in MTCC 1170. To encourage Owners' participation, the Board shall issue an invitation to participate.
- 02 All Committee members — be they MTCC 1170's Directors or Owners of units in MTCC 1170 — shall agree to be bound by, and to conform with, MTCC 1170's Rule 15.03 ("Conflict of Interest"), as amended from time to time.
- 03 The Chair of the Committee shall be one of MTCC 1170's Directors. MTCC 1170's President shall have *ex officio* membership on the Committee, and may serve as its Chair.
- 04 In its proceedings, the Committee shall function according to the procedures that Resolution 030708S07 establishes for Regular and Special Board Meetings.
- 05 When seeking information about external effects on MTCC 1170, the Committee may invite written and/or oral submissions from all residents and/or commercial property owners.
- 06 The Committee's primary mandate shall be as follows:

- (a) to provide Delegate-representation at the St Lawrence Neighbourhood Association's (SLNA's) meetings, and to advise the Board about issues affecting MTCC 1170;
- (b) to advise the Board about development issues affecting MTCC 1170, and to present MTCC 1170's views (as the Board describes such views) at the City of Toronto's Committee of Adjustment hearings;
- (c) to advise the Board about law-enforcement and/or by-law enforcement issues affecting MTCC 1170; AND,
- (d) to advise Management and the Board about event-related issues (including film shoots) affecting MTCC 1170.

07 In all aspects of its work, the Committee shall report only to the Board, and only via the Director that is Chair of the Committee.

09 The Board's only obligation to the Committee is to receive the Committee's reports and or proceedings "as information".

10 Although the Committee is a standing committee, its continuance shall depend on an affirmative vote of the Board during its Regular Monthly Meeting in January of each year.

Keith Bricknell/Sylvia Furlong — Carried

Keith Bricknell resumed the Chair.

08 Correspondence Requiring Action and/or Response:

Resolution 100421R06: Resolving into Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 7.00pm.

Jason Hum/Nives Malara — Carried

Resolution 100421R07: 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 7.15pm

Jason Hum/Nives Malara — Carried

- (a) Non-Resident Owner's Response to a 30 March 2010 Meeting about Parking: The Board directed the response that the President and/or Management should forward to MTCC 1170's legal counsel.
- (b) Purchasing Parking Stalls: Directors discussed Management's research in this matter. Directors then agreed that the President and Management should discuss the Declaration's related wording with MTCC 1170's legal counsel.

09 Special Committee Reports: None

10 Other Reports: None

- 11 New and/or Brought-Forward Business: Acceptance of the audited financial statements and setting of a date for AGM 2010 (as first referenced in Section 07(d) of these Minutes).

Resolution 100421R08: Acceptance of the Auditor's Report

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 2008 and ending 30 November 2009; 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.

Jason Hum/Nives Malara — Carried

Resolution 100421R09: Directions for AGM 2010 and the AGM Package

WHEREAS MTCC 1170's Board of Directors has received and adopted the Corporation's audited financial statements for 01 December 2008 to 30 November 2009 (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 (hereinafter, "AGM 2010") shall commence at 7:30pm on 16 June 2010 (with registration beginning one-half hour earlier);

(b) AGM 2010's information package to owners shall include, *inter alia*, the following items:

(i) an information-letter, agenda, proxy-form, and instructions, in the same general format that MTCC 1170 used for AGM 2009; and,

(ii) a President's Report, in the same general format that MTCC 1170 used for AGM 2009.

(c) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2010.

Jason Hum/Nives Malara — Carried

- 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 — to discuss matters in Section 07(d) of these Minutes.
- 14 Next Special Meeting: TBD — to provide final ratification of the Reserve Fund Plan, for inclusion with materials in the mailing for AGM 2010.
- 15 Next Regular Meeting: 6.30pm on Wednesday 19 May 2010

16 Motion for Adjournment

Resolution 100421R10: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 100421R at 7.25pm on Wednesday 21 April 2010.

Sylvia Furlong/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

**Adopted at
Meeting #100519R**



THE METROPOLE

20 May 2010

Minutes of MTCC 1170 Meeting Number 100519R — Held on 19 May 2010

Present: Directors — Keith Bricknell, Scott Froebe, Sylvia Furlong, Jason Hum (electronic attendance), 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 100519R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 100519R, as presented.

Sylvia Furlong/Nives Malara — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 100519R02: 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) 100421R, as presented.

Jason Hum/Scott Froebe — Carried

05 Administrative and Security Reports:

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

(i) Ratification of Prior Consensus-Items: Pending.

(ii) Summer Landscaping Contract:

Resolution 100519R03: Renewing a Landscaping Contract

WHEREAS MTCC 1170's outdoor plants, shrubs, and/or trees are Common Elements (as described in the Declaration and/or as part of long-established aesthetic expectations); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall pay \$8,708.00, as enumerated herein, (plus applicable taxes) to Fedak Landscaping to provide the following services:

(a) \$3,280 (plus applicable taxes) for summer maintenance from 01 April 2010 until 30 November 2010 (inclusive of both dates);

- (b) \$2,928 (plus applicable taxes) for watering from 01 May 2010 until 31 October 2010 (inclusive of both dates);
- (c) \$2,180 (plus applicable taxes) for supplying and planting annual plants on the roof's terrace, the 5th floor's terrace, and the Victoria Street townhouses' planters; AND,
- (d) \$320 (plus applicable taxes) for applying triple mix, as described in the contract.

Nives Malara/Scott Froebe — Carried

- (iii) YTD Financials: Directors commented briefly on financial records for the fiscal year ending 30 April 2010.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 100519R04: 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 May 2010, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2009 to 30 April 2010, and the Front Desk Security Report for the period 14 April 2010 to 10 May 2010.

Jason Hum/Sylvia Furlong — Carried

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

- (a) Front Desk DVRs (from 091028R): Resolution of this item depends on further investigations of hardware-compatibility with *MS Vista* or *MS W7*.
- (b) Elevators — Door Operators and Compliance (from Meeting 090520R): Directors agreed that Solucore should provide confirmation of ThyssenKrupp's report on fulfilment of contractual obligations. Directors also agreed that Solucore should provide a report and recommendations regarding compliance with TSSA's "Elevator Machine Room Equipment Guarding Guideline".
- (c) Garages' Water-Penetration: Directors agreed that Building Sciences should provide a second opinion, encompassing (*inter alia*) a review of prior studies/reports, as well as site visits reasonably necessary for providing a current status-report.

- (d) Reserve Fund Study Update:

Resolution 100519R05: Rescinding Resolution 100120R07

WHEREAS MTCC 1170's Board of Directors has heeded Corporate Legal Counsel's advice to seek additional professional opinions about its Reserve Fund Plan for the period 01 June 2010 to 31 May 2013; THEREFORE,

BE IT RESOLVED the Board of Directors of MTCC 1170 rescinds Resolution 100120R07.

Scott Froebe/Nives Malara — Carried

Resolution 100519R06: Adopting the Reserve Fund Plan

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 adopts the Reserve Fund Study Update that Building Sciences has proposed; AND, FURTHER,

Be It Resolved that the Board of Directors of MTCC 1170 approves, as its Reserve Fund Plan, the annual contributions described, *inter alia*, in Table 4 of Building Sciences' Reserve Fund Study Update.

Nives Malara/Jason Hum — Carried

(e) Transient Hot Water Variances: Management reported on successful resolution of floors already serviced, and advised that contractors' supervisory personnel would be on site to assist the investigation. To date, successful resolution has reflected replacing faulty cartridges within suites (with charge-backs to owners), rather than systemic problems.

(f) Replacements for MR16 Halogen Lighting: Given the recent failure of one experimental MR16 CFL bulb, after fewer than 2,100 hours of operation, full deployment would undeniably be imprudent. Therefore, Management will continue with limited testing — as regards CFLs' longevity in closely confined, upside-down lighting fixtures. Similar experimentation will eventually be necessary *vis à vis* deploying MR16 LEDs.

(g) Commercial Units: Information is pending regarding redevelopment of two commercial units.

(h) Non-Resident Owner's(s') Response(s) *re* Parking: Directors await the report of a response via Corporate Legal Counsel.

08 Correspondence Requiring Action and/or Response:

Resolution 100519R07: Resolving into Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 6.59pm.

Jason Hum/Sylvia Furlong — Carried

Resolution 100519R08: 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 7.11pm

Jason Hum/Sylvia Furlong — Carried

(a) Inquiry *re* MTCC 1170's CCTV Surveillance: As is usual, the President agreed to prepare a response and circulate it to his fellow-Directors for their review and comments prior to communicating with the unit-owner.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Contractor's Invoice for Non-Contractual Services: Directors agreed to pay the invoice. However, Directors also agreed that the following protocol shall apply to reimbursement of costs flowing from individual owners' non-verifiable and/or unsubstantiated complaints about MTCC 1170's common elements and/or services.
- (i) Management will investigate the complaint and decide whether other contractors' involvement is necessary — within and beyond the terms of their contracts with MTCC 1170.
 - (ii) If Management decides that other contractors' involvement is necessary, any such involvement shall occur at no cost to the complainant — regardless of substantiation and/or eventual outcome.
 - (iii) If Management decides that other contractors' involvement is unnecessary, Management will offer two alternatives to the complainant: abandon the complaint; or, pursue the complaint, subject to the complainant's written agreement that she/he shall pay *pro rata* costs of pursuing any and all complaints that subsequently prove to be fully and/or partially unsubstantiated, and/or spurious.
 - (iv) Before invoicing costs that might arise from any unsubstantiated and/or spurious complaints that Section 11(a)(iii) describes, Management will present findings and recommendations to the Board of Directors, and seek the Board's consent. Appeals beyond that point shall occur via dispute-resolution processes in *The Condominium Act*.

- 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 — if the Reserve Fund Plan needs further discussion.
- 14 Next Special Meeting: TBD — if this Meeting cannot ratify the Reserve Fund Plan.
- 15 Date of the Next Regular Meeting: 6.30pm on Wednesday 23 June 2010.
- 16 Motion for Adjournment

Resolution 100519R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 100519R at 7.13pm on Wednesday 19 May 2010.

Scott Froebe/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sylvia Furlong”

for Secretary: Jason Hum



THE METROPOLE

19 July 2010

Minutes of MTCC 1170 Meeting Number 100623R — Held on 23 June 2010

Present: Board — Keith Bricknell, Scott Froebe, Sylvia Furlong, James Louttit (7.17pm), and Nives Malara (6.37pm); and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.32pm.

02 Adoption of Agenda and Additions:

Resolution 100623R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 100623R, as presented.

Sylvia Furlong/Scott Froebe — Carried

03 Temporary Re-allocation of Officers' Duties: Sylvia Furlong graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #100623R.

04 Directors' Assignments until AGM 2011: TBA in Meeting #100721R's Minutes.

05 Review and Adoption of Previous Meetings' Minutes:

Resolution 100623R02: 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) 100519R, as presented.

Scott Froebe/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) Ratification of Prior Consensus-Items: Pending.

(ii) Report on Annual Testing of the Fire Protection System: Having discussed the four (4) remedial quotes that Brampton Fire and Security Systems provided, Directors agreed to proceed with Quotes #1649, #1650, and #1659. As for Quote #6688 ("CANIULC-S561-03 monitoring certificate"), Directors accepted Management's suggestion to defer implementation, pending further study of enabling legislation and competitive costs.

(iii) YTD Financials: Directors commented briefly on financial records for the fiscal year ending 31 May 2010.

07 Motion to Receive Administrative and Security Reports as Information.

Resolution 100623R03: 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 June 2010, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2009 to 31 May 2010, and the Front Desk Security Report for the period 10 May 2010 to 07 June 2010.

Nives Malara/Sylvia Furlong — Carried

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

- (a) Front Desk DVRs (from 091028R): Pending — for want of acceptable quotes.
- (b) Elevators — Door Operators and Compliance (from Meeting 090520R): Directors discussed Solucore's "Punch List" dated 26 May 2010. Following discussion, Directors agreed with Management's suggestion that the Corporation should avail itself, *inter alia*, of the dispute-resolution mechanisms referenced in Resolution 071023S04 and in the Corporation's contract with ThyssenKrupp.
- (c) Elevators — Machine-Guard Installation: Having discussed this item with Solucore, Management suggested that the Corporation could defer installation until Autumn 2010, given the possibility that the Ontario MoL will then have new guidelines.
- (d) Garages' Water-Penetration: Directors accepted Building Sciences' quote to review prior studies/reports, and to conduct site inspections necessary for providing a current status-report and a second opinion on remediation.
- (e) Transient Hot Water Fluctuations: The Superintendent and Jermark Plumbing are continuing their investigations.
- (f) Replacements for MR 16 Halogen Lighting: Management reported briefly on limited deployment of MR 16 CFL lighting in the lobby areas.
- (g) Commercial Units: Directors received copies of an owner's proposed lease of commercial units in King Street. Directors will review the lease and discuss it further during Meeting #100721R.
- (h) Non-Resident Owner's(s') Response(s) *re* Parking: Directors gave instructions to the President and asked him to convey those instructions to Corporate Legal Counsel.
- (i) Developer's Ownership of Parking Stalls: Directors agreed to defer further discussion of this item.

09 Correspondence Requiring Action and/or Response:

- (a) Request for an Electrical Outlet to Charge an Electric Vehicle: Directors asked the President to prepare a response for discussion during Meeting #100723R.
- (b) G20 ISU's Response to MTCC 1170's Request for Advice: Directors examined the e-mail "thread" that the President initiated on 07 June 2010 and concurred with his explanation to Owners at AGM 2010; namely, that the G20 ISU's earliest response was on 15 June 2010.

10 Special Committee Reports: None

11 Other Reports: None

12 New and/or Brought-Forward Business:

(a) Management's and Security's Preparation for the G20: Directors agreed to accept Management's and the President's recommendations regarding the staffing and site-hardening arrangements that will be complete by Friday 25 June 2010. To facilitate residents' contact with Management, Management agreed to put call forwarding in place during the G20 Weekend.

(b) Issues Arising from AGM 2010: Directors agreed to include the following items in their discussions during subsequent Board Meetings:

- (i) owner-paid bulk purchases of replacement washing machines;
- (ii) owner-paid bulk purchases of drum drive-belts for dryers, to co-ordinate with the February 2011 (≈) dryer-vent cleaning;
- (iii) owner-paid bulk purchases of low-flow toilets (pending examination of the aforesaid toilets' compatibility with a high-rise building's horizontal drains);
- (iv) replacement of the exercise-room's existing (circa 1997) stationary bicycle;
- (v) acquisition of an additional "cardio" device, possibly a semi-recumbent stationary bicycle; and,
- (vi) further quantification and analysis (over the next two or more years) of the over-all cost benefits accruing to "smart metering" individual units.

13 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.

14 Next Committee Meeting: TBD

15 Next Special Meeting: TBD

16 Date of the Next Regular Meeting: 6.30pm on Wednesday 21 July 2010.

17 Motion for Adjournment

Resolution 100623R04: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 100623R at 7.27pm on Wednesday 23 June 2010.

James Louttit/Scott Froebe — Carried

"Keith Bricknell"

President: Keith Bricknell

"Nives Malara"

for Secretary: Sylvia Furlong



THE METROPOLE

29 August 2010

Minutes of MTCC 1170 Meeting Number 100721R — Held on 21 July 2010

Present: Board — Keith Bricknell, Scott Froebe, James Louttit (6.35pm), and Nives Malara; and, ICC Property Management — Nancy Bijelic

Regrets: Sylvia Furlong

01 Call to Order: Keith Bricknell called the meeting to order at 6.32pm.

02 Adoption of Agenda and Additions:

Resolution 100721R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 100721R, as presented.

Nives Malara/Scott Froebe — Carried

03 Temporary Re-allocation of Officers' Duties: Nives Malara graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #100721R.

04 Directors' Assignments until AGM 2011:

- o Keith Bricknell — President;
- o Scott Froebe — General Manager;
- o Sylvia Furlong — Secretary;
- o James Louttit — Treasurer; and,
- o Nives Malara — Vice President.

05 Review and Adoption of Previous Meetings' Minutes:

Resolution 100721R02: 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) 100623R, as presented.

Scott Froebe/Nives Malara — 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) Ratification of Prior Consensus-Items: Pending.

(ii) 5th Floor Lounge as a Local Government Polling Station: Directors noted that Section 118 of the Condominium Act requires condominiums to allow political canvassing between the lawful starting-date of an election and voting-day. Directors also noted that the City of Toronto has the right to requisition space for a polling station. Therefore, Directors agreed that MTCC 1170's 5th Floor

Lounge shall be a polling station for the City of Toronto's 2010 Municipal Elections. Directors also agreed to hire extra Security — given the fact that MTCC 1170 is also a polling station for non-resident voters.

- (iii) YTD Financials: Fiscal year ending 30 June 2010. Directors commented briefly on materials delivered to them during Meeting 100721R.

07 Motion to Receive Administrative and Security Reports as Information.

Resolution 100721R03: 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 July 2010, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2009 to 30 June 2010, and the Front Desk Security Report for the period 07 June 2010 to 12 July 2010.

James Louttit/Nives Malara — Carried

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

- (a) Front Desk DVRs (from 091028R): Pending further research and quotes.
- (b) Elevators — Door Operators and Compliance (from Meeting 090520R): Management advised Directors that the elevator contractor and Solucore would be meeting shortly, to discuss issues that Solucore had identified.
- (c) Elevators — Machine-Guard Installation: Management awaits receipt of the MoL's most recent guideline(s).
- (d) Garages' Water-Penetration: Management reported that Building Sciences has visited the site and that a report should be available in time for the August 2010 meeting.
- (e) Elusively Transient Hot Water: Management advised that investigations continue. Residents can visit www.plumbingengineer.com/sept_09/code.php (especially the section whose title is "Other high-rise plumbing design tips") to read a simple description of high-rise condominiums' hot water issues.
- (f) Replacements for MR16 Halogen Lighting: Management reported that MR 16 CFLs in the main floor lobby were providing lighting-levels roughly equivalent to light emanating from the existing MR 16 halogens.

(g) Commercial Units:

Resolution 100721R04: Receiving/Adopting the Lease of Commercial Property

WHEREAS MTCC 1170's Board of Directors has received the Lease Agreement (hereinafter, "Agreement") between MARTINGALE HOLDINGS LIMITED (hereinafter, "Lessor") and MTY TIKI MING ENTERPRISES INCORPORATED (hereinafter, "Lessee"); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the Agreement as information and agrees that the Agreement complies with MTCC 1170's Rule 07.01; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 deems that the Lessor has failed to comply with Rules 01.02 and 07.12; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 deems that the absence of planning information, as prescribed in Rule 07.12, means that Rule 07.12's 35-day "approval window" has not yet commenced.

James Louttit/Scott Froebe — Carried

(h) Non-Resident Owner's(s') Response(s) re Parking — Resolved: Directors accepted Corporate Legal Counsel's recommended resolution of this matter.

(i) Request for a Power Outlet for an Electric Vehicle: Directors authorised the signing and delivery of a previously circulated response, refusing this request.

09 Correspondence Requiring Action and/or Response:

(a) XX06 Owners' Letter *re* Water Leakage: Directors approved Management's explanation and resolution of this issue.

10 Special Committee Reports: None

11 Other Reports: None

12 New and/or Brought-Forward Business:

(a) Recognising a Director's Contributions:

Keith Bricknell surrendered the Chair to Scott Froebe.

Resolution 100721R05: Acknowledging a Director's Contributions

WHEREAS Jason Hum chose not to seek re-election at MTCC 1170's AGM 2010;
THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 wholeheartedly thanks Jason Hum for the diligence, skill, insight, incisiveness, and perspicacity that he reliably and unstintingly contributed to MTCC 1170's wellbeing as a Director and Corporate Officer from 2003 to 2010.

Keith Bricknell/Nives Malara — Carried

Keith Bricknell resumed the Chair.

(b) Clothes Dryers' Inline Lint Filters: The President noted that, after 13 to 14 years' use, the one-piece inspection doors' gaskets and the filter-screens are deteriorating. Thus, they will likely be allowing lint to enter fan-housings and exhaust ducts. Directors agreed that Management should investigate and report on costs of replacing the above-noted components during biennial servicing in 2011.

(c) Quantifying Residual Value of an Asset: Directors asked Management to get opinions about the depreciated value of a commercial unit's planters.

(d) Enforcing the Rules: Directors discussed procedures for documenting persistent violations, and for ensuring compliance.

(e) Issues Arising from AGM 2010: Directors' responses to these concerns appear in brackets beside each item.

- (i) owner-paid bulk purchases of replacement washing machines [Directors agreed that MTCC 1170 would act as sponsor, but only for replacement machines that fulfilled Energy Star **and** low water-use criteria. Directors also suggested that ICC should poll its other buildings, to seek their participation.];
- (ii) owner-paid bulk purchases of drum drive-belts for dryers, to co-ordinate with the February 2011 (≈) dryer-vent cleaning [Directors agreed that Management and the President should prepare a form that would facilitate owner-paid participation in the replacement.];
- (iii) replacement of the exercise-room's existing (circa 1997) stationary bicycle [Directors agreed to replacement and asked Management to get quotes.]; and,
- (iv) acquisition of an additional “cardio” device, possibly a semi-recumbent stationary bicycle [Directors agreed to this acquisition and asked Management to get quotes.].

13 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.

14 Next Committee Meeting: TBD

15 Next Special Meeting: TBD

16 Date of the Next Regular Meeting: 6.30pm on Tuesday 31 August 2010.

17 Motion for Adjournment

Resolution 100721R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 100721R at 7.15pm on Wednesday 21 July 2010.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sylvia Furlong”

Secretary: Sylvia Furlong



THE METROPOLE

19 September 2010

Minutes of MTCC 1170 Meeting Number 100831R — Held on 31 August 2010

- Present: Board — Keith Bricknell, Scott Froebe, Sylvia Furlong (6.38pm), James Louttit, and Nives Malara; and, ICC Property Management — Nancy Bijelic
- Regrets: None
- 01 Call to Order: Keith Bricknell called the meeting to order at 6.30pm.
- 02 Adoption of Agenda and Additions:
Resolution 100831R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 100831R, as presented.
James Louttit/Nives Malara — Carried
- 03 Temporary Re-allocation of Officers' Duties: Unnecessary for Meeting #100831R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 100831R02: 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) 100721R, as presented.
Nives Malara/Scott Froebe — Carried
- 05 Administrative and Security Reports:
(a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.
(i) Ratification of Prior Consensus-Items: Pending.
(ii) YTD Financials: Fiscal year ending 31 July 2010. Directors commented briefly on materials delivered before Meeting 100831R.
- 06 Motion to Receive Administrative and Security Reports as Information.
Resolution 100831R03: 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 August 2010, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 De-

ember 2009 to 31 July 2010, and the Front Desk Security Report for the period 12 July 2010 to 10 August 2010.

Nives Malara/James Louttit — Carried

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

- (a) Front Desk DVRs (from 091028R): Pending further research and quotes.
- (b) Elevators — Door Operators and Compliance (from Meeting 090520R): Solucore reported that T-K is progressing towards fulfilment. Discussion of door operators will follow Solucore's report of completion.
- (c) Elevators — Machine-Guard Installation: This item awaits the MoL's delivery of revised guidelines.
- (d) Garages' Water-Penetration:

Resolution 100831R04: Receiving an Engineering Report as Information

WHEREAS MTCC 1170 has received Building Sciences' "Preliminary Parking Garage Condition Assessment" (hereinafter, "Condition Assessment");
THEREFORE,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises the President and Management to seek Building Sciences' advice about preliminary planning for the repairs recommended in the "Condition Assessment".

Scott Froebe/James Louttit — Carried

- (e) Elusively Transient Hot Water: Contractors have identified a faulty pressure-regulating valve. Management is arranging for its replacement. Also, Management is arranging to rebuild the faulty valve and install it on the bypass line. This installation should preclude shutdowns during future repairs to the main line.
- (f) Replacements for MR16 Halogen Lighting: Experimental MR 16 CFLs are continuing to perform satisfactorily in the main floor lobby.
- (g) Commercial Units: Directors agreed that a pending food-service operator's signage must be consistent with existing commercial units' signage. *Inter alia*, Directors deem that "existing...signage" comprises the illuminable area or "band" beneath each commercial unit's awning(s). As regards removal of planters in a commercial unit's forecourt, Directors agreed on methods of compensating MTCC 1170 for their removal, and on the desirability of reviewing the planters' current depreciated value.

(h) Non-Resident Owner's(s') Response(s) re Parking:

Resolution 100831R05: Authorising a Parking Agreement

WHEREAS Corporate Legal Counsel has drafted an agreement clarifying the current ownership of a parking stall; AND,

Whereas the aforementioned agreement sets conditions governing the use of the aforementioned parking stall, including its eventual sale to MTCC 1170; therefore,

BE IT RESOLVED that the Board of Directors of MTCC 1170 adopts the aforementioned agreement and authorises any of MTCC 1170's Corporate Officers to sign the agreement on behalf of the Corporation.

Nives Malara/Sylvia Furlong — Carried

- (i) Dryers' Lint Traps: Directors agreed, in principle, that MTCC 1170 should replace all units' in-line lint screens and doors during the biennial inspection/remediation (likely, Q1/2011). As for implementation, Directors discussed one quote at \$13.75 per unit, plus taxes. As for funding, Directors agreed that MTCC 1170 could absorb the cost either from accumulated surplus or from a one-off budget-line in Fiscal 2010-2011's budget.
- (j) Exercise Room — Cardio Equipment: Directors agreed to accept Advantage Fitness's quote for replacing the existing upright stationary bicycle, and for supplying a recumbent stationary bicycle. Estimated costs, respectively, are \$2,542.88 and \$2,860.94. A ratifying motion, as to actual costs, will occur after receipt of the invoice.
- (k) Documentation, Reporting, and Enforcement: Directors discussed implementation of a searchable database for the recording of written compliance requests that Management periodically sends to units' occupants and/or owners. Directors also asked Management to ensure that second and subsequent compliance requests appropriately reflected the Corporation's concern about repeated violations.

08 Correspondence Requiring Action and/or Response:

- (a) XX15 Tenants' 5th Floor Lounge Request: Directors denied the request and asked the President to prepare an explanatory letter — for Directors' review, and for eventual delivery following their review.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Proposed Dates for Board Meetings: Except for exigent circumstances, Directors agreed that Regular Board Meetings would be on the fourth Thursday of each month — starting with the Regular Meeting for September 2010.
- (b) Starting Date for Municipal Election Canvassing: www.toronto.ca/elections/calendar-category.htm says, "The City Clerk shall certify nomination papers before 4pm [Monday 13 September 2010]". Therefore, Directors asked Management to withhold permission for canvassing in MTCC 1170 until after 4.00pm on the certification date.
- (c) Treasurer's Item: Directors agreed to meet in committee of the whole to view a presentation on "Toronto's Condominium Real Estate Market and Investing in Toronto's Condominium Market". Date for this committee meeting is TBA.

- 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 Date of the Next Regular Meeting: 6.30pm on Thursday 23 September 2010.
- 16 Motion for Adjournment

Resolution 100831R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 100831R at 7.38pm on Tuesday 31 August 2010.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sylvia Furlong”

Secretary: Sylvia Furlong

Adopted at
Meeting #100923R



THE METROPOLE

24 October 2010

Minutes of MTCC 1170 Meeting Number 100923R — Held on 23 September 2010

Present: Board — Keith Bricknell, Scott Froebe, Sylvia Furlong, James Louttit (electronic attendance), and Nives Malara (6.45pm); and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.31pm.

02 Adoption of Agenda and Additions:

Resolution 100923R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 100923R, as presented.

Sylvia Furlong/James Louttit — Carried

03 Temporary Re-allocation of Officers' Duties: Unnecessary for Meeting #100923R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 100923R02: 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) 100831R, as presented.

James Louttit/Sylvia Furlong — Carried

05 Administrative and Security Reports:

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

(i) Ratification of Prior Consensus-Items: Pending.

(ii) Heating Boiler Repairs: Given ambiguities in the quotes, and consequent difficulties in making comparisons, the Board directed Management to seek clarifications from all bidders.

(iii) YTD Financials: Fiscal year ending 31 August 2010. Directors commented briefly on materials provided for Meeting 100923R.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 100923R03: 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 September 2010, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2009 to 31 August 2010, and the Front Desk Security Report for the period 10 August 2010 to 06 September 2010.

Sylvia Furlong/Scott Froebe — Carried

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

- (a) Front Desk DVRs (from 091028R): Pending further research.
- (b) Elevators — Door Operators and Compliance (from Meeting 090520R): Compliance is now complete (including, most recently, Elevator 03 & 04's hoist-ropes). Therefore, the Board directed Management to contact Solucore about preparing specifications for the door-operators.
- (c) Elevators — Machine-Guard Installation: MTCC 1170 continues to await the MoL's guidelines.
- (d) Garages' Water-Penetration: Management and the President will meet with Building Sciences on 29 September 2010.
- (e) Elusively Transient Hot Water: Replacement of a defective valve occurred during the morning of 23 September 2010.
- (f) Replacements for MR16 Halogen Lighting: MR16 CFLs continue to perform satisfactorily in the main floor lobby. As the existing halogen MR16s burn out, the replacements will be CFLs.
- (g) Commercial Units: Management awaits additional quotes regarding the depreciated value of the two central planters that are adjacent to the southeast TTC subway stairs.
- (h) Non-Resident Owner's(s') Response(s) *re* Parking — Resolved: Documents will be available next week for the non-resident owner's signature.
- (i) Dryers' Lint Traps: Management awaits additional quotes and/or design-related suggestions from other suppliers.
- (j) Documentation and Enforcement: Directors' queried the relative number of incidents in August 2010's Security Report. Also, Directors to re-emphasised the necessity for incremental severity of written warnings to transgressors. Finally, Directors discussed possible consequences for persistent and/or repeated transgressions.
- (k) AGM Item *re* Facilitating Bulk Purchases of Washing Machines: Management reported on other buildings' possible involvement in this initiative, and on preliminary pricing received from a potential supplier.
- (l) AGM Item *re* Bulk Replacement of Dryers' Drum-Belts: Management provided probable cost-comparisons between piecemeal and bulk replacements of drum-belts. The Board asked Management to continue investigating bulk replacements.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) Window-Washing and Arachnoids: Directors asked Management to investigate arachnoid deterrence that could occur during Spring 2011's round of window-washing.

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: Financial Presentation on Monday 04 October 2010.

14 Next Special Meeting: TBD — depending on preparations of/for Budget 2010-2011.

15 Date of the Next Regular Meeting: 6.30pm on Thursday 28 October 2010.

16 Motion for Adjournment

Resolution 100923R04: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 100923R at 6.48pm on Thursday 23 September 2010.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sylvia Furlong”

Secretary: Sylvia Furlong



THE METROPOLE

28 October 2010

Minutes of MTCC 1170 Meeting Number 101028R — Held on 28 October 2010

Present: Board — Keith Bricknell, Scott Froebe, Sylvia Furlong (6.36pm), James Louttit, and Nives Malara (6.34pm); and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.32pm.

02 Adoption of Agenda and Additions:

Resolution 101028R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 101028R, as presented.

James Louttit/Scott Froebe — Carried

03 Temporary Re-allocation of Officers' Duties: Unnecessary for Meeting #101028R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 101028R02: 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) 100923R, as presented.

Scott Froebe/James Louttit — Carried

05 Administrative and Security Reports:

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

(i) Ratification of Prior Consensus-Items: Pending.

(ii) Snow Removal:

Resolution 101028R03: Awarding a Winter Services Contract

BE IT RESOLVED that the Board of Directors of MTCC 1170 awards its Winter Services Contract to Suregreen Landscaping, subject to the following terms:

(a) Snow-Clearance: \$775.00 per month + HST, for the period 01 November 2010 to 31 March 2011, inclusive of both dates.

Nives Malara/Sylvia Furlong — Carried

(iii) YTD Financials: Fiscal year ending 30 September 2010. Directors commented briefly on materials provided for Meeting 101028R.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 101028R04: 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 2010, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2009 to 30 September 2010, and the Front Desk Security Report for the period 07 September 2010 to 17 October 2010.

James Louttit/Scott Froebe — Carried

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

(a) Front Desk DVRs (from 091028R): Pending further research into ongoing needs.

(b) Heating Boiler Repairs:

Resolution 101028R05: Awarding a Boiler-Repair Contract

WHEREAS MTCC 1170's boilers require replacement of their linings (*aka* "refractories"), plus other minor maintenance; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 awards the contract for the aforementioned replacements and maintenance to Johnson Controls for \$2,800.00 + HST per boiler, to a maximum cost of \$7,200.00 + HST for all three boilers.

Sylvia Furlong/Nives Malara — Carried

(c) Elevators — Door Operators and Compliance (from Meeting 090520R): This Resolution reflects the fact that compliance is now complete, and that upgrading may now begin.

Resolution 101028R06: Awarding an Elevator Consulting Contract

WHEREAS MTCC 1170 intends upgrading the door-operation technology of its four elevators (hereinafter, "the Upgrade"); AND,

WHEREAS MTCC 1170 seeks professional advice and/or expertise for the Upgrade; *inter alia*, as regards specifications, tendering, review, and compliance; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 awards its Consulting Contract for the Upgrade to Solucore, subject to the following terms:

(a) Completion of Tasks in Solucore's Proposal (27 September 2010): \$2,500.00 + HST; and,

(b) Provision of Services beyond the Proposal's Scope: \$150.00/hr + HST.

Nives Malara/Sylvia Furlong — Carried

(d) Elevators — Machine-Guard Installation: MTCC 1170 continues to await the MoL's guideline. Thus, this item remains in abeyance.

(e) Garages' Water-Penetration:

Resolution 101028R07: Awarding a Garage-Repair Consulting Contract

WHEREAS MTCC 1170 intends completing repairs to its parking garages (hereinafter, "the Repairs"); AND,

WHEREAS MTCC 1170 seeks professional advice and/or expertise for the Repairs; *inter alia*, as regards tendering, review, supervision, and contract-administration; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 awards its Consulting Contract for the Repairs to Building Sciences, subject to the following terms:

- (a) Preparation of Tender Documents and Specification: \$3,000.00 + HST;
- (b) Tender and Tender Bid Analysis: \$1,200.00 + HST; and,
- (c) Supervision and Contract Administration: 7% of final contract price.

James Louttit/Scott Froebe — Carried

(f) Elusively Transient Hot Water: Management reported that a major valve-replacement had completed resolution of this problem. Nonetheless, given the fact that remediation within individual units had also partly resolved the problem, Management agreed to continue monitoring individual owners' plumbing modifications.

(g) Non-Resident Owner's(s') Response(s) re Parking — Pending: Directors asked Management to resume consulting with Corporate Legal Counsel.

(h) Dryers' Lint Traps: Directors examine samples and illustrations that Management provided. The President and the General Manager agreed to continue investigating this retrofit, and to report their recommendations to the Board.

(i) Deterrence and Cost-Recovery:

Scott Froebe assumed the Chair

Resolution 101028R08: Deterrence and Recovering Costs of Misconduct

WHEREAS MTCC 1170 seeks to give full force and effect to Section 28 of its Declaration ("Indemnification by Owners"), Article 14 of its By-Law N^o 8 ("Indemnity"), and Sections 13 and 14 of its Rules; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises and directs the Management Office to enforce the following procedures for deterrence and cost-recovery (*without prejudice to any civil and/or criminal actions that MTCC 1170 might also wish to pursue*).

- 01 Unwarranted/False Fire-Calls: If the Toronto Fire Department (TFD) advises that a fire-call attributable to a unit, and/or to a unit's invitees, might be recorded as a chargeable incident, the Property Manager shall invoice the aforesaid unit's owner for a caution-fee equal to the TFD's predicted cost of the fire-call and shall enforce the aforesaid caution-fee invoice as a common element fee payable

by the unit's owner. The Property Manager shall retain all such caution-fee payments in a separate and/or sequestered account until the end of the fiscal year that the TFD uses when enforcing Municipal Code 1184-442, as periodically amended. At the end of that fiscal year, if the TFD does not invoice MTCC 1170 for any chargeable fire-calls, the Property Manager shall refund all units' caution-fee payments, less an amount equal to the Property Manager's invoice to MTCC 1170 for administering the aforesaid separate and/or sequestered caution-fee account.

- 02 Nuisances/Violations Causing Additional Work by Contractors: The Property Manager shall treat all such instances, attributable to a unit, and/or to a unit's invitees, as diversion of Contractors from their prescribed duties. The Property Manager shall require Contractors' staffs to remediate nuisances and/or violations expeditiously, and shall extend Contractors' staffs' working days by the amount of time necessary for the aforesaid remediation(s). The Property Manager shall then ask the respective Contractor(s) to invoice MTCC 1170 for the costs of extending staffs' working days (and/or for recalling staff during weekends and/or holidays) and shall invoice the offending unit's(s') owner(s) for the costs of extending staffs' working days (and/or for recalling staff during weekends and/or holidays) and shall enforce the aforesaid invoice as a common element fee payable by the unit's(s') owner(s).

Keith Bricknell/Nives Malara — Carried

Keith Bricknell resumed the Chair.

- (j) AGM Item re Facilitating Bulk Purchases of Washing Machines: Directors discussed sundry vendors' proposed pricing, as well as reviewing retail vendors' periodic discount pricing.
- (k) AGM Item re Bulk Replacement of Dryers' Drum-Belts: The President will provide a draft version of an information-letter, for Directors' review prior to distribution.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) Budget 2010-2011:

Resolution 101028R09: Authorisation to Use Accumulated Surplus in Budget 2010-11

WHEREAS market-uncertainties preclude MTCC 1170 (and all other bulk-billed condominiums) from budgeting precisely for utility-costs; AND,

WHEREAS MTCC 1170 wishes to give its unit-owners a reasonable time-frame in which to make adjustments for inevitable and unpredictable increases in utility 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 2010 and ending 30 November 2011, inclusive of both dates (hereinafter, “Fiscal 2010-2011”):

- 01 MTCC 1170 requires its accumulated surplus to remain at no less than 3.5% of the Total Budget (Operating Budget plus Reserve Fund Contribution);
- 02 if Fiscal 2010-2011’s utility costs exceed relevant budget line(s), MTCC 1170 shall use the difference between Section 01 (above) and Accumulated Surplus to defray only those increased costs that are attributable to higher utility rates per unit of consumption (*inter alia*, kilowatt-hours of electricity, cubic metres of gas, *etc*); AND,
- 03 as and when funds described in Section 02 (above) are insufficient to cover any and/or all costs of utility-consumption, MTCC 1170 shall order a Special Assessment to defray the above-noted shortfall(s); AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise the transfer of \$50,378 from the Accumulated Surplus to the Reserve Fund, effective no earlier than 01 December 2010 and no later than 01 January 2011, to reduce Owners’ Reserve Fund Contributions for Fiscal 2010-2011.

James Louttit/Sylvia Furlong — Carried

Resolution 101028R10: Approval of MTCC 1170’s 2010-2011 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 2010 to 30 November 2011 (inclusive of both dates):

- (a) an Operating Budget of \$1,696,038; and,
- (b) a net Reserve Fund Contribution of \$223,206; 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 materials to distribution-copies of 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.

James Louttit/Sylvia Furlong — Carried

(b) Condominiums' Political Status: Pursuant to prior exchanges of e-mail, Directors agreed to continue investigating advocacy for all condominiums, but especially for MTCC 1170.

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 Date of the Next Regular Meeting: 6.30pm on Tuesday 30 November 2010.

16 Motion for Adjournment

Resolution 101028R11: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 101028R at 7.15pm on Thursday 28 October 2010.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sylvia Furlong”

Secretary: Sylvia Furlong

Adopted at
Meeting #101130R



THE METROPOLE

30 November 2010

Minutes of MTCC 1170 Meeting Number 101130R — Held on 30 November 2010

Present: Board — Keith Bricknell, Scott Froebe, Sylvia Furlong, James Louttit, and Nives Malara (6.32pm); and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.31pm.

02 Adoption of Agenda and Additions:

Resolution 101130R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 101130R, as presented.

James Louttit/Scott Froebe — Carried

03 Temporary Re-allocation of Officers' Duties: Unnecessary for Meeting #101130R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 101130R02: 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) 101028R, as presented.

Sylvia Furlong/James Louttit — Carried

05 Administrative and Security Reports:

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

(i) Ratification of Prior Consensus-Items: Pending (Dec '10 or Jan '11).

(ii) Window-Cleaning:

Resolution 101130R03: Awarding a Window-Cleaning Contract

BE IT RESOLVED that the Board of Directors of MTCC 1170 awards its Window-Cleaning Contract to Sparkle Window Cleaning, subject to the following terms:

(a) Cleaning of Exterior Windows: \$3,903 + HST for three cleanings per year for the period 01 January 2011 to 31 December 2011 (inclusive of both dates).

Scott Froebe/Sylvia Furlong — Carried

(iii) Insurance Renewal:

Resolution 101130R04: Renewing Building and Boiler Insurance

WHEREAS Paisley Manor Insurance has submitted an insurance renewal quotation (“the Quotation”) for providing building, boiler, and machinery coverage to MTCC 1170; and,

WHEREAS the Quotation includes the following benefits:

01 an increase in coverage of building and Corporate-owned contents from \$100,239,000 to \$105,251,000; AND,

02 an increase in per-incident coverage of boiler and machinery from \$100,000,000 to \$105,251,000; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise payment of \$39,726 (plus taxes) to Paisley Manor Insurance for the building premium; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC authorise payment of \$3,397 (plus taxes) to Paisley Manor Insurance for the boiler and machinery premium.

Nives Malara/Jim Louttit — Carried

(iv) Victoria Street Planters — Winter Decoration:

Resolution 101130R05: Awarding a Winter Services Contract (Décor)

BE IT RESOLVED that the Board of Directors of MTCC 1170 awards its Winter Services Contract (Décor) to Fedak Landscaping, subject to the following terms:

(a) Winter Décor — Townhouses’ Planters: \$620 + HST for the months not covered by the timelines for MTCC 1170’s 2010 and 2011 Summer Services Contract with any successful bidder for the aforementioned Summer Services Contract.

Sylvia Furlong/Jim Louttit — Carried

(v) YTD Financials: Directors commented briefly on the Financials and asked Management to provide additional details about Account 5620.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 101130R06: 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 2010, ICC’s rendering of MTCC 1170’s unaudited Financial Statements for the period 01 December 2009 to 31 October 2010, and the Front Desk Security Report for the period 17 October 2010 to 14 November 2010.

Nives Malara/Sylvia Furlong — Carried

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

(a) Elevators — Door Operators:

Resolution 101130R07: Receiving an Engineering Report as Information

WHEREAS MTCC 1170 has received Solucore's "Tender Document 191193CF RO" (hereinafter, "Tender Document"); THEREFORE,

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

BE IT RESOLVED that MTCC 1170 authorises Management and Solucore to use the Tender Document as their basis for soliciting bids.

James Louttit/Nives Malara — Carried

- (b) Elevators — Machine-Guard Installation: Management continues to await guidelines.
- (c) Garages' Water-Penetration: Building Sciences proposed tender documents will likely be available by week's end.
- (d) Elusively Transient Hot Water: Management had no further information about one unit's previous report of ongoing transience.
- (e) Non-Resident Owner's(s') Response(s) re Parking: Directors agreed to a minor revision of the agreement referenced in Resolution 100831R05 and asked Management and the President to redraft the aforesaid agreement to reflect the minor revision.
- (f) Dryers' Lint Traps: Directors agreed that Management should investigate and report on a solution whose basis might reflect www.iaqsource.com/product.php?p=american-aldes_99-059&product=175398. The request reflected additional research by the General Manager and the President into alternative solutions' feasibility.
- (g) Documentation and Enforcement: Brochure pending, *per* Resolution 101028R08.
- (h) AGM Item re Facilitating Bulk Purchases of Washing Machines: Directors commented on the President's provision of a current brochure from a major Canadian retailer and asked Management to report on the feasibility/necessity of/for continuing the initiative.
- (i) AGM Item re Bulk Replacement of Dryers' Drum-Belts: Information-letter pending.

08 Correspondence Requiring Action and/or Response:

- (a) Request *re* Reduced Rental Fees for the 5th Floor Lounge: Directors confirmed their prior exchanges of opinion and e-mailed agreement with a letter denying the request.
- (b) Window-Coverings: Directors agreed that an owner's proposed window coverings complied with Rules regarding neutral colours. However, Directors also asked Management to provide advice about some window coverings' VOCs and "off-gassing".
- (c) Request *re* Automation of Exterior Doors: Following discussions about accessibility legislation, Ontario Building Code requirements, and (*inter alia*) Section 97 of the *Condominium Act*, Directors authorised a letter denying the request.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) City of Toronto Electronic Waste Recycling Bins: Management confirmed that MTCC 1170 would be solely responsible for providing educational literature for this initiative.

(b) SLNA Membership — 2011:

Resolution 101130R08: 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 could have potential for fulfilling MTCC 1170's above-noted objectives; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises MTCC 1170's renewal of its membership in the St Lawrence Neighbourhood Association for 2011, 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.

Sylvia Furlong/Jim Louttit - Carried

(c) Children's Aid Society Toy Drive: Directors agreed that the Vice President should continue as Chair of this internal *ad hoc* committee, and thanked her for her involvement.

(d) MTCC 1170 Staff Fund: Directors agreed that Mrs Margaret Bricknell should continue as Chair of this external *ad hoc* committee, and thanked her for her involvement.

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 Date of the Next Regular Meeting: 6.30pm on Monday 20 December 2010.

16 Motion for Adjournment

Resolution 101130R11: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 101130R at 7.21pm on Thursday 30 November 2010.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Scott Froebe”

Acting Secretary: Scott Froebe



THE METROPOLE

21 December 2010

Minutes of MTCC 1170 Meeting Number 101220R — Held on 20 December 2010

Present: Board — Keith Bricknell, Scott Froebe, and Nives Malara (electronic attendance); and, ICC Property Management — Nancy Bijelic

Regrets: Sylvia Furlong and James Louttit

01 Call to Order: Keith Bricknell called the meeting to order at 6.32pm.

02 Adoption of Agenda and Additions:

Resolution 101220R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 101220R, as presented.

Scott Froebe/Nives Malara — Carried

03 Temporary Re-allocation of Officers' Duties: Scott Froebe graciously accepted appointment as Acting Corporate Secretary.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 101220R02: 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) 101130R, as presented.

Nives Malara/Scott Froebe — Carried

05 Administrative and Security Reports:

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

(i) Ratification of Prior Consensus-Items: Pending (Jan '11).

(ii) Leaking Washing Machines: In 2010, this problem affected only $\approx 3.5\%$ of MTCC 1170's units. Although the incidence is statistically low, Directors asked Management to investigate the full extent to which Section 92 of the *Condominium Act* might allow MTCC 1170 to take corrective and/or mitigating measures, and to add the cost of such measures to owners' contribution to the common expenses.

(iii) YTD Financials: Because Regular Meeting 101220R occurred earlier than usual, ICC could not provide 30 November 2010's YTD Financials.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 101220R03: 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 2010 and the Front Desk Security Report for the period 14 November 2010 to 12 December 2010.

Scott Froebe/Nives Malara — Carried

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

(a) Elevators — Machine-Guard Installation: Management continues to await guidelines.

(b) Garages' Water-Penetration:

Resolution 101220R04: Receiving an Engineering Report as Information

WHEREAS MTCC 1170 has received Building Sciences' "Draft Bid Document for Project Number 03136" (hereinafter, "Draft Bid Document"); THEREFORE,

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

BE IT RESOLVED that MTCC 1170 authorises Management and Building Sciences to use the above-noted Draft Bid Document as their basis for soliciting bids.

Nives Malara/Scott Froebe — Carried

(c) Elusively Transient Hot Water (Information Item from Meeting 101130R): Jermark was able to confirm that the cause of recently ongoing transience lay solely within the plumbing in the complainant's unit.

(d) Non-Resident Owner's(s') Response(s) re Parking:

Resolution 101220R05: Amending Resolution 100831R05

WHEREAS parties have mutually agreed to amend Section 2 of the agreement that Corporate Legal Counsel had previously drafted to clarify the current ownership of a parking stall; AND,

WHEREAS the aforementioned agreement, as amended herein, sets conditions governing the use of the aforementioned parking stall, including its eventual sale to MTCC 1170; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 adopts the aforementioned agreement, as amended herein, and authorises any of MTCC 1170's Corporate Officers to sign the agreement on behalf of the Corporation.

Scott Froebe/Nives Malara — Carried

(e) Dryers' Lint Traps: The General Manager and the President reiterated their concerns about using lint traps that failed to incorporate the current system's sliding door/shield. They agreed to continue discussing a system that would ensure dust-tight shielding.

- (f) Documentation and Enforcement: Directors agreed that implementation of Resolution 101028R08 should focus mainly on the very few units that repeatedly fail to fulfil expectations in MTCC 1170's Declaration, By-Laws, and Rules. Directors also agreed to work with Management in developing escalating levels of communication and deterrence for these very few units.
- (g) AGM Item *re* Facilitating Bulk Purchases of Washing Machines: Directors agreed with the President's alternative suggestion to investigate vendors' willingness to provide value-added services when supplying appliances to bulk-purchasers.
- (h) AGM Item *re* Bulk Replacement of Dryers' Drum-Belts: Information-letter pending.
- (i) Receiving Reports: MTCC 1170 Staff Fund and MTCC 1170 Toy Drive
Nives Malara assumed the Chair.

Resolution 101220R06: Receiving Reports as Information

WHEREAS MTCC 1170 has received two reports during Meeting 101220R; THEREFORE,

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

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

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

Keith Bricknell/Scott Froebe — Carried

Both of these reports confirm that residents' 2010 contributions were a commensurate continuation of prior years' generosity. Residents deserve praise for their appreciation and recognition of staff's efforts, and for their support of less-fortunate Torontonians.

Keith Bricknell resumed the Chair.

- 08 Correspondence Requiring Action and/or Response: None
- 09 Special Committee Reports: None
- 10 Other Reports: None
- 11 New and/or Brought-Forward Business:
 - (a) Security Signage — King Street Doors: Directors and Management agreed to review security signage with regard to quantity, placement, and language.
- 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 Date of the Next Regular Meeting: 6.30pm on Thursday 27 January 2011.

16 Motion for Adjournment

Resolution 101220R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 101220R at 6.51pm on Monday 20 December 2010.

Scott Froebe/Nives Malara — Carried

“Keith Bricknell”

President: Keith Bricknell

“Scott Froebe”

Acting Secretary: Scott Froebe

Adopted at
Meeting #110127R