



THE METROPOLE

26 January 2012

Minutes of MTCC 1170 Meeting Number 120126R — Held on 26 January 2012

Present: Board — Keith Bricknell, Scott Froebe, and Sylvia Furlong; and, ICC Property Management — Nancy Bijelic

Regrets: James Louttit and Nives Malara

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

02 Adoption of Agenda and Additions:

Resolution 120126R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 120126R, as presented.

Sylvia Furlong/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tem* Reassignments: Unnecessary for Regular Meeting 120126R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 120126R02: 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) 111229R, as presented.

Scott Froebe/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) Window Cleaning Contract:

Resolution 120126R03: Awarding an Exterior Window-Cleaning Contract

BE IT RESOLVED that the Board of Directors of MTCC 1170 awards the Corporation's contract for exterior window-cleaning in 2012 (hereinafter, "the calendar year") to Canada Wide, subject to the following terms:

01 Price: \$14,655 + HST for the calendar year;

02 Frequency of Services: Three (3) times per calendar year; and,

03 Scope of Services: Clean all exterior windows and all exterior metal cladding panels during each instance of providing services referenced in Section 02 (*supra*).

Sylvia Furlong/Scott Froebe — Carried

- (ii) Glass Blocks — West Elevation: After reviewing the engineering consultant's preliminary report of observations, the Board agreed that the engineering consultant should identify causes of minor cracking/flaking and propose remediation. On receipt of information about causation and remediation, the Board will give further directions to Management.
- (iii) Financials for 01 December 2011 to 31 December 2011: Directors commented briefly on the YTD Financials.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 120126R04: 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 2012, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2011 to 31 December 2011, and the Front Desk Security Report for the period 12 December 2011 to 09 January 2012.
Scott Froebe/Sylvia Furlong — Carried

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

- (a) Cooling Tower — All Items: Directors deferred discussion, pending receipt of advice from corporate legal counsel and/or engineering consultants.
- (b) General Aesthetic Refurbishment — All Items: Discussions herein continues to depend on Management's being able to find mutually convenient dates/times for a preliminary meeting between Directors and colleges' design students.
- (c) Elevators — Operating Log: Having discussed the Operating Log, Directors agreed that Management should consult with Solucore about Elevator #1.
- (d) Garages' Water-Penetration: Management confirmed that the contractor has agreed to the request to delay the onset of work until March 2012.
- (e) Residents' Handbook: In Progress.
- (f) DVR Replacement: Management provided an update on specifications and pricing. The General Manager and the President agreed to review the specifications and e-mail recommendations to other Directors.
- (g) Make-Up Air Heat Exchangers — All Floors: Directors deferred discussion, pending receipt of advice from corporate legal counsel and/or engineering consultants.
- (h) P1 Exhaust Fan Dampers: Further testing will occur when a commercial tenant resumes operations.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports:

- (a) MTCC 1170 Staff Fund Report:

Resolution 120126R04: Receiving a Committee Report as Information

WHEREAS MTCC 1170 has received one report during Meeting 120126R; THEREFORE,

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

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.

Sylvia Furlong/Scott Froebe — Carried

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) 40 Scott Street: The President provided information about a Committee of Adjustment meeting on Tuesday 14 February 2012. Directors reaffirmed their permission(s) in Section 08(a) of the Minutes for Meeting 110929R. Additionally, the Board agreed that the President may represent and/or communicate MTCC 1170's concerns to the Committee of Adjustment.

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 February 2012.

16 Motion for Adjournment

Resolution 120126R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 120126R at 7.03pm on Thursday 26 January 2012.

Scott Froebe/Sylvia Furlong — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sylvia Furlong"

Secretary: Sylvia Furlong