



THE METROPOLE

19 January 2017

Minutes of MTCC 1170 Meeting Number 170119R — Held on 19 January 2017

Present: Board — Keith Bricknell, Jonathan Doyle (electronic attendance), Scott Froebe (electronic attendance), and James Louttit (electronic attendance); and, ICC Property Management — Nancy Bijelic

Regrets: Sheila Sproule

- 01 Call to Order: Keith Bricknell called the meeting to order at 1810h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170119R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170119R, as presented.
Jonathan Doyle/James Louttit — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Jonathan Doyle graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #170119R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170119R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 161222R, as presented.
Scott Froebe/Jonathan Doyle — 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) Storm Sump Pumps: Please refer to Section 11(a) of these Minutes.
(ii) Electronic Noticeboards — Elevators and Other Locations: Please refer to Section 11(b) of these Minutes.
(iii) Reports for 01 December 2016 to 31 December 2016: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170119R03: 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 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 31 December 2016, and the Front Desk Security Report for the period 04 December 2016 to 03 January 2017.

Jonathan Doyle/James Louttit — Carried

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

- (a) General Aesthetic Remediation/Refurbishment (Ongoing Item): Owners now have the means for assessing available décor-choices, and for communicating their opinions to Management by 30 January 2017. Directors have offered their opinions on two colour temperatures of LED lighting for the corridors, and will have an opportunity to view and comment on an additional possibility.
- (b) Standard Unit By-Law (Ongoing): Legal counsel has requested clarification before proceeding with the draft by-law.
- (c) Developer's Further Request: Directors approved a final response and asked Management to close the file.
- (d) Drainpipe Repairs: Despite Management's having spent more than three months seeking bids for this work, the response was more limited than MTCC 1170 would normally prefer. Given the increasing seriousness of the problem, and given MTCC 1170's obligations under Section 89(1) of the *Condominium Act* (including the implicit obligation of timeliness), MTCC 1170 must proceed on the basis of fewer bids than usual.

Keith Bricknell surrendered the Chair to James Louttit.

Resolution 170119R04: Authorising Drainpipe Repairs

WHEREAS Management has received confirmation of cracked drainpipes in one of the parking garages; THEREFORE,
BE IT RESOLVED that MTCC 1170 authorises Brady & Seidner to repair the cracked drainpipes for \$5,920.00 (plus applicable taxes), with payment thereof to be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

- (e) Appendix of Pending Items: If information is available in time for Meeting 170119R.

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) Sump Pump Repairs and/or Replacements:

Resolution 170119R05: Authorising Storm Sump Pump Repairs/Replacements

WHEREAS Management has received confirmation of repairs and/or replacements necessary for the storm sump pumps and allied equipment; THEREFORE,
BE IT RESOLVED that MTCC 1170 authorises Butts Pumps to repair and/or replace the storm sump pumps and allied equipment for \$9,665.40 (plus applicable taxes), with payment thereof to be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

- (b) Electronic Noticeboards: The Board instructed Management to investigate and report on legal, technical, and procedural feasibility of this possible initiative.

(c) Receiving Committees' Reports as Information:

Resolution 170119R06: Receiving Committees' Reports as Information

WHEREAS MTCC 1170 has received two reports during Meeting 170119R; 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 facilitation 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 his facilitation thereof.

Scott Froebe/Jonathan Doyle — Carried

(d) Receiving an Engineering Report as Information:

Resolution 170119R07: Receiving an Engineering Report as Information

WHEREAS Management has provided MTCC 1170's Board of Directors with copies of Solucore's "Vertical Transportation Inspection Report #1690001R002" ("the Inspection Report"); THEREFORE,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management to use the Inspection Report as a basis for future compliance-monitoring, including, *inter alia*, any and all interactions with elevator maintenance contractors.

James Louttit/Jonathan Doyle — Carried

(e) Receiving a Status-Report as Information:

Resolution 170119R08: Receiving a Post-Construction Status-Report as Information

WHEREAS Management has provided MTCC 1170's Board of Directors with copies of Building Sciences' "Visual Review #03136" (the "Visual Review"), encompassing a visual review of Isherwood Associates' preconstruction and postconstruction reports; THEREFORE,

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

BE IT RESOLVED that MTCC 1170 accepts Building Sciences' opinion that construction of the new building at 88 Scott Street "...has not adversely affected the building components reviewed in [Isherwood Associates'] reports..."

Jonathan Doyle/Scott Froebe — 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.

14 Next Special Meeting: TBD.

15 Date of the Next Regular Meeting(s):

(a) Regular Meeting #170222R: Wednesday 22 February 2017.

16 Motion for Adjournment

Resolution 170119R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170119R at 1819h on Thursday 19 January 2017.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 170119R)

(A) Necessity for Undertaking Work on a Commercial Owner’s Behalf: Pending receipt of documentation from the Unit’s owner.

Adopted at Meeting #170222R