



THE METROPOLE

22 February 2017

Minutes of MTCC 1170 Meeting Number 170222R — Held on 22 February 2017

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

Regrets: None

- 01 Call to Order: Keith Bricknell called the meeting to order at 1802h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170222R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170222R, as presented.
Jonathan Doyle/Sheila Sproule — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #170222R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170222R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170119R, as presented.
Sheila Sproule/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) Communications Software: Please refer to Section 11(a) of these Minutes.
(ii) Reports for 01 December 2016 to 31 January 2017: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170222R03: 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 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 31 January 2017, and the Front Desk Security Report for the period 04 January 2017 to 03 February 2017.
James Louttit/Sheila Sproule — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:
(a) General Aesthetic Remediation/Refurbishment (Ongoing Item):

Resolution 170222R04: Finalising Corridors' Refurbishment Choice

WHEREAS eighty-nine (89) of MTCC 1170's Owners ("the respondents") took advantage of the nineteen-day (19-day) time-allocation for responding to Management's survey of preferences among the three (3) proposed refurbishment options for MTCC 1170's corridors' carpeting, wall-coverings, and trim-colours; AND,

WHEREAS the respondents' vote was as follows:

- Option 01 — Ribbon Design — 29 in Favour;
- Option 02 — Starburst — 40 in Favour;
- Option 03 — Floral Design — 18 in Favour; and,
- No Stated Preference — 2; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Management as follows:

- 01 to instruct Wiklém Design that MTCC 1170 has respected the plurality of the respondents' preferences by choosing Option 02 for the corridors in its Main Tower, and to remind Wiklém Design that, until further notice, its refurbishment efforts are confined solely to those aforementioned corridors; AND,
- 02 to instruct Wiklém Design to draft requests for proposals (RfPs) from, *inter alia*, suppliers of materials and from contractors who will be installing those materials, and to submit those RfPs to Management and to the Board for approval before issuing them to suppliers; AND,
- 03 to seek the Board's approval of any and all response to RfPs before awarding any contracts.

James Louttit/Sheila Sproule — Carried

Resolution 170222R05: Dissolving an *Ad Hoc* Committee

WHEREAS a recent survey of Owners' opinions has provided MTCC 1170 with guidance sufficient for proceeding with refurbishment of the main tower's corridors, in accordance with the plurality of Owners' preferences; AND,

WHEREAS the only residual items ("the residual items") in the Refurbishment/Aesthetic Committee's original mandate are the two lounges and the main lobby; AND,

WHEREAS that MTCC 1170 believes that Management and the design consultant have already received sufficient direction for these residual items, and that refurbishment thereof should proceed apace; THEREFORE,

BE IT RESOLVED that MTCC 1170 offers its heartfelt thanks to the Refurbishment/Aesthetic Committee's external members for their considerable contribution to the refurbishment process; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 dissolves the Refurbishment/Aesthetic Committee, effective 22 February 2017.

Sheila Sproule/James Louttit — Carried

(b) Standard Unit By-Law (Ongoing): Management and the Corporate Secretary are responding to Legal Counsel's latest suggestion to verify a few specific Units' details.

(c) Electronic Noticeboards — Elevators and Other Locations: Management continues to pursue this possibility.

(d) Appendix of Pending Items: If information is available in time for Meeting 170222R.

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) Communications Software: Directors agreed to Management’s suggestion that MTCC 1170 should investigate communications software that could centralise and streamline security reporting, package-handling, and communications between the Management Office and residents.

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 #170323R: Thursday 23 March 2017.

16 Motion for Adjournment

Resolution 170222R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170222R at 1813h on Wednesday 22 February 2017.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 170222R)

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