



THE METROPOLE

18 May 2017

Minutes of MTCC 1170 Meeting Number 170518R — Held on 18 May 2017

Present: Board — Keith Bricknell, Jonathan Doyle (electronic attendance), 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 1822h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170518R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170518R, as presented.
Scott Froebe/Jonathan Doyle — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #170518R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170518R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170410R, as presented.
Sheila Sproule/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) Reports for 01 December 2016 to 30 April 2017: Directors commented briefly on the aforementioned Financial, Administrative, and Security Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170518R03: 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 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 30 April 2017, and the Front Desk Security Report for the period 04 April 2017 to 03 May 2017.
Jonathan Doyle/Scott Froebe — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:
(a) General Aesthetic Remediation/Refurbishment (Ongoing Item):
Resolution 170518R04: Authorising Requests for Proposals

WHEREAS Wiklém Design Inc has provided its revised Bid Package #16-011 (“the Bid Package”) for issuance to contractors qualified to undertake MTCC 1170’s refurbishment project; THEREFORE,
BE IT RESOLVED that MTCC 1170 accepts the Bid Package as information and authorises its use, in consultation with Management, in identifying qualified contractors for the Board of Directors’ consideration when awarding the contract(s) for the refurbishment project.
James Louttit/Sheila Sproule — Carried

(b) Standard Unit By-Law:

Resolution 170518R05: Receiving Fine & Deo’s Draft By-Law and Schedules

WHEREAS Management has provided MTCC 1170’s Board of Directors with copies of Fine & Deo’s Draft Occupancy Standards By-Law and Schedules (“the Draft By-Law”); THEREFORE,
BE IT RESOLVED that MTCC 1170’s Board of Directors receives the Draft By-Law as information; AND, FURTHER,
BE IT RESOLVED MTCC 1170 Board of Directors agrees that the Draft By-Law fulfils the Corporation’s expectations of a By-Law suitable for presentation to the Owners during an AGM, or at a meeting specially convened for presentation thereof.
Sheila Sproule/Jonathan Doyle — Carried

Resolution 170518R06: Standard Unit By-Law

WHEREAS Resolution 170518R05 receives Fine & Deo’s Draft Standard Unit By-Law and Schedules (“the Draft By-Law”) as information and confirms MTCC 1170’s belief in its suitability for presentation to MTCC 1170’s Owners; AND,
WHEREAS the Draft By-Law provides significant potential benefits, *inter alia*, but non-exhaustively, in areas such as insurance costs, apportionment of responsibility, and dispute-resolution; THEREFORE,
BE IT RESOLVED that MTCC 1170’s Board of Directors adopts Fine & Deo’s Draft By-Law; AND, FURTHER,
BE IT RESOLVED that the Board of Directors will, in the first instance, ask owners to approve the above-noted Draft By-Law at AGM 2018, or at a meeting specially convened for presentation thereof.
Sheila Sproule/Jonathan Doyle — Carried

(c) Electronic Noticeboards — Elevators and Other Locations: Management continues to investigate whether this service can be integrated with:

- (i) modernised control panels in all elevators’ cabs; and/or,
- (ii) a communications software package.

(d) Communications Software: Management continues to investigate whether this service can be integrated with electronic noticeboards.

(e) Appendix of Pending Items: If information is available in time for Meeting 170518R.

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) Resident Owner’s Inquiry about Heating-Cooling Schedule: Directors reiterated their prior e-mailed agreement with the general newsletter and the specific response to the resident Owner.
 - (b) Toronto Hydro’s Vault Explosion on 01 May 2017: During the immediate aftermath, the Toronto Police Service reportedly excluded ingress/egress to/from 7 King Street East. Similar exclusions have occurred during film-shoots. Hence, the Board asked Management to contact the 51 Division, in the first instance, to query the necessity for and legality of preventing residents from entering and/or departing from their own homes.
- 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 #170622R: 1900h on Thursday 22 June 2017.
- 16 Motion for Adjournment
Resolution 170518R07: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170518R at 1830h on Thursday 18 May 2017.
Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule