



## THE METROPOLE

22 June 2017

### Minutes of MTCC 1170 Meeting Number 170622R — Held on 22 June 2017

- Present: Board — Keith Bricknell, Jonathan Doyle, Scott Froebe (electronic attendance), James Louttit, and Sheila Sproule (electronic attendance); and, ICC Property Management — Nancy Bijelic
- Regrets: None
- 01 Call to Order: Keith Bricknell called the meeting to order at 1915h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:  
Resolution 170622R01: Adoption of the Agenda  
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170622R, as presented.  
Sheila Sproule/Jonathan Doyle — Carried
- 03 Assignment of Duties:  
(a) Assignment of Corporate Officers' Duties to 31 May 2018: Directors agreed to continue in the positions that they had held as at AGM 2017.  
(b) *Pro Tempore* Reassignments: Unnecessary for Meeting #170622R.
- 04 Review and Adoption of Previous Meetings' Minutes:  
Resolution 170622R02: Adoption of Minutes  
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170518R, as presented.  
James Louttit/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) Bell Fibre Optics: Please refer to Section 11(a) of these Minutes  
(ii) Poteck Power Corporation: Please refer to Section 11(b) of these Minutes.  
(iii) Reports for 01 December 2016 to 31 May 2017: Directors commented briefly on the aforementioned Financial, Administrative, and Security Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:  
Resolution 170622R03: 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 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 31 May 2017, and the Front Desk Security Report for the period 04 May 2017 to 03 June 2017.  
Scott Froebe/Jonathan Doyle — Carried

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

(a) General Aesthetic Remediation/Refurbishment (Ongoing Item):

Resolution 170622R04: Authorising an Addendum to Requests for Proposals

Whereas Wiklém Design Inc has provided an Addendum to its revised Bid Package #16-011 ("Addendum to the Bid Package") for issuance to contractors qualified to undertake MTCC 1170's refurbishment project; therefore,

Be It Resolved that MTCC 1170 accepts the Addendum to 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/Scott Froebe — Carried

(b) Communications with the TPS — King Street Cordoning: Management has initiated an inquiry with the TPS and awaits a response.

(c) Noticeboards and Communications Software: Directors received additional quotes from Management, and requested further clarification of systems' capabilities, to allow meaningful comparisons among potential providers.

(d) Appendix of Pending Items: If information is available in time for Meeting 170622R.

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) Bell Fibre Optics:

Keith Bricknell surrendered the Chair to James Louttit.

Resolution 170622R05: Authorising Bell Fibre's Access

WHEREAS MTCC 1170's By-Law Number 7 already grants access to Bell ExpressVu, a creature of Bell Canada; AND,

Whereas ICC Property Management has shared its perceptions of the potential benefits of installing fibre-optic infrastructure at no cost to MTCC 1170; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Management to grant, supervise, and control and/or terminate Bell Fibre's access ("the access") to MTCC 1170's Common Elements and/or individual Unit for the sole purpose of installing its fibre-optic infrastructure; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 directs Management to advise Owners of their rights ("the advice"), as described, *inter alia*, in Section 97 of the *Condominium Act*, and to delay granting the access until 30 days after issuance of the advice.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(b) Poteck Power Corporation:

Resolution 170622R06: Engaging a Contingency-Fee Contractor

WHEREAS MTCC 1170 wishes to protect itself from over-billing for its consumption of electricity; AND,

WHEREAS Poteck Power Corporation offers auditing of electric utility companies' invoices, and demonstrated potential for cost-recovery therefrom; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall engage Poteck Power Corporation for a twelve (12) month trial period, solely for a contingency-fee of 40%+HST of any over-billing that Poteck succeeds in recovering from MTCC 1170's electricity supplier.

Jonathan Doyle/Sheila Sproule — 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 #170720R: 1800h on Thursday 20 July 2017.

16 Motion for Adjournment

Resolution 170622R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170622R at 1925h on Thursday 22 June 2017.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule