



## THE METROPOLE

20 July 2017

### Minutes of MTCC 1170 Meeting Number 170720R — Held on 20 July 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 1819h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:  
Resolution 170720R01: Adoption of the Agenda  
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170720R, as presented.  
Scott Froebe/Jonathan Doyle — Carried
- 03 Assignment of Duties:  
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #170720R.
- 04 Review and Adoption of Previous Meetings' Minutes:  
Resolution 170720R02: Adoption of Minutes  
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170622R, 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) Upper Zone Booster Heater: Please refer to Section 11(a) of these Minutes.  
(ii) Discretionary Lighting — LED Retrofit: Please refer to Section 11(b) of these Minutes.  
(iii) Reports for 01 December 2016 to 30 June 2017: Directors commented briefly on the aforementioned Financial, Administrative, and Security Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:  
Resolution 170720R03: 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 July 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 30 June 2017, and the Front Desk Security Report for the period 04 June 2017 to 02 July 2017.  
Sheila Sproule/Jonathan Doyle — Carried

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

(a) General Aesthetic Remediation/Refurbishment:

Resolution 170720R04: Awarding a Refurbishing Contract

WHEREAS MTCC 1170's Board of Directors had previously received Wiklém Design Inc's Request for Proposals ("RfP") to refurbish the corridors in MTCC 1170's tower, and had authorised the RfP and its amendments and/or addenda as the basis for Wiklém Design Inc's invitational tendering process; AND,

WHEREAS the Board of Directors of MTCC 1170 has received proposals from all of the contractors who chose to respond to the aforementioned RfP; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 awards the contract for refurbishing the tower's corridors to Tri-Can Contract Inc for:

- (a) \$909,952.30 (including HST) for basic refurbishment, comprising, *inter alia*, removal and disposal of existing material and installation of new materials such as carpeting, wall coverings, mouldings, *etc* via payment(s) from the Reserve Fund; AND,
- (b) \$249,302 (+HST) for sundry hardware replacements such as, *inter alia*, suites' door-hardware (including internal components), service hardware, exit lights, outlets, interior signage, *etc* via payments from the Reserve Fund; AND, FURTHER,

BE IT RESOLVED that project management shall be as described in MTCC 1170 Board Resolution #160425R04.

James Louttit/Sheila Sproule — Carried

Management noted that work would likely begin on 21 August 2017 and be complete by late November 2017.

- (b) Communications with the TPS — King Street Cordoning: Management continues to await the TPS's response to Directors' concerns.
- (c) Noticeboards and Communications Software: Before proceeding further, Directors instructed Management to seek legal and technical advice about certain aspects of this type of service to condominium buildings.
- (d) Appendix of Pending Items: If information is available in time for Meeting 170720R.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

Keith Bricknell surrendered the Chair to James Louttit.

(a) Upper Zone Booster Heater:

Resolution 170720R05: Replacing a DHW Booster-Heater

WHEREAS MTCC 1170's upper zone's DHW booster-heater has failed; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Ambient Mechanical to supply and install a replacement booster-heater for \$10,229.00 +HST; AND, FURTHER,

BE IT RESOLVED that payment shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

(b) Discretionary Lighting Retrofit:

Resolution 170720R06: Replacing Discretionary-Use Common Element Lighting

WHEREAS LED-retrofitting of discretionary-use/occasional use lighting in MTCC 1170's common elements offers a projected payback period of 3.42 years and projected annual energy-savings of  $\approx 76\%$ ; AND,

WHEREAS a \$2,304 rebate is available for the aforementioned retrofit; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Metrosphere Light Corporation to supply and retrofit LED lighting in the common elements encompassed herein for a pre-rebate price of \$16,700 +HST; AND, FURTHER,

BE IT RESOLVED that payment thereof shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

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 #170816R: 1800h on Wednesday 16 August 2017.

16 Motion for Adjournment

Resolution 170720R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170720R at 1832h on Thursday 20 July 2017.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule