



THE METROPOLE

26 September 2017

Minutes of MTCC 1170 Meeting Number 170926R — Held on 26 September 2017

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

- 01 Call to Order: Keith Bricknell called the meeting to order at 1814h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170926R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170926R, as presented.
Scott Froebe/Jonathan Doyle — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Jonathan Doyle graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #170926R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170926R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170816R, 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) Elevator #3's Interior Door-Cladding: Please refer to Section 11(a) of these Minutes.
(ii) Fan-Coil Units' Drain-Pans and Hoses: Please refer to Section 11(b) of these Minutes.
(iii) Reports for 01 December 2016 to 31 August 2017: Directors commented briefly on the aforementioned Financial, Administrative, and Security Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170926R03: 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 September 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 31 July 2017, and the Front Desk Security Report for the period 04 August 2017 to 03 September 2017.
Jonathan Doyle/James Louttit — Carried

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

- (a) Communications with the TPS — King Street Cordoning: Management continues to await the TPS's response to Directors' concerns, and has moved the inquiry up the TPS's organisational hierarchy.
- (b) Noticeboards and Communications Software: Acknowledging Corporate Legal Counsel's advice, Directors asked Management to ascertain prices for the following choices:
 - (i) advertisement-free display screens for elevators and the mail-room, and software/hardware necessary for facilitating, *inter alia*, resident-notifications and delivery-handling; and/or
 - (ii) only the software/hardware necessary for facilitating, *inter alia*, resident-notifications and delivery-handling.
- (c) Appendix of Pending Items: If information is available in time for Meeting 170926R.

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) Elevator #3's Interior Door-Cladding:

Resolution 170926R04: Recladding an Elevator's Interior Door

WHEREAS the interior door of MTCC 1170's Elevator #3 has detached from its supporting frame, thus causing the door to make a scraping noise when opening and/or closing; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Vertical Motion to re-clad Elevator #3's interior door for \$1,825.00 (+HST), with payment thereof to be from the Reserve Fund.

Scott Froebe/ James Louttit — Carried

(b) Fan-Coil Units' Remediation:

Resolution 170926R05: Fan-Coil Units' Repairs

WHEREAS MTCC 1170's Board of Directors has received Climantics' photographic and written assessment of the drain-pans in MTCC 1170's 356 fan-coil units, together with a remedial proposal; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 accepts the remedial proposal and authorises Climantics to undertake remediation for \$15,487.78 (HST included), with payment thereof to be from the Reserve Fund; AND, FURTHER,

BE IT RESOLVED that the aforementioned remediation (including, *inter alia*, drain-pan sanding and recoating and hose-replacement) shall occur concurrently with Climantics' biannual cleaning and filter-changing at MTCC 1170, and shall begin on a date that Management shall prescribe.

James Louttit/Jonathan Doyle — Carried

(c) Adopting the Reserve Fund Study:

Resolution 170926R06: Adopting a Class Two Reserve Fund Study and Plan

WHEREAS MTCC 1170’s Board of Directors has received its 2017 Class 2 Reserve Fund Study Update from Building Sciences; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 adopts the Class 2 Reserve Fund Study Update that Building Sciences has proposed; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 approves, as its triennial Reserve Fund Plan, the annual contributions described in the following table, which comprises amounts described in Tables 3 and 4 of Building Sciences’ Class 2 Reserve Fund Study.

Fiscal Year	Contribution
01 December 2017 to 30 November 2018	\$497,765.00
01 December 2018 to 30 November 2019	\$540,076.00
01 December 2019 to 30 November 2020	\$585,982.00

Jonathan Doyle/James Louttit — 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 #171016R: 1800h on Monday 16 October 2017.

16 Motion for Adjournment

Resolution 170926R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170926R at 1824h on Tuesday 26 September 2017.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule