



THE METROPOLE

16 October 2017

Minutes of MTCC 1170 Meeting Number 171016R — Held on 16 October 2017

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

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 1805h.

02 Waiver of Notice, and/or Adoption of Agenda and Additions:

Resolution 171016R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 171016R, as presented.

Scott Froebe/Sheila Sproule — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #171016R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 171016R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170926R, 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) Communications Software *et al*: Please refer to Section 07(b) of these Minutes.

(ii) Exterior Caulking: Please refer to Section 11(a) of these Minutes.

(iii) Fire System Remediation: Please refer to Section 11(b) of these Minutes.

(iv) 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 171016R03: 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 October 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 31 August 2017, and the Front Desk Security Report for the period 04 September 2017 to 29 September 2017.

James Louttit/Scott Froebe — Carried

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

(a) Communications with the TPS — King Street Cordoning: Since Management continues to await the local TPS's response to Directors' concerns, the Board directed Management to contact the Mayor and the Chief of Police.

(b) Noticeboards and Communications Software:

Resolution 171016R04: Concierge/Management Communications Platform

WHEREAS residents' use of online merchants has increased deliveries to all condominium buildings' concierge desks, thus also increasing the amount of time that concierge desks must devote to distracting clerical duties; AND,

WHEREAS MTCC 1170 wishes to ensure optimal timeliness and efficiency in receiving and responding to residents' requests, in advising residents of matters affecting their dwellings, and in advising all residents of general matters such as service-interruptions; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall subscribe to a concierge/management communications platform provided by Concierge Plus for an annual fee of \$2,241.96+HST, plus start-up costs of \$1,000.00+HST for set-up, training, and sundry hardware items necessary for taking full advantage of the platform.

James Louttit/ Scott Froebe — Carried

(c) Appendix of Pending Items: If information is available in time for Meeting 171016R.

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) Exterior Caulking:

Resolution 171016R05: Authorising Exterior Caulking

WHEREAS having conducted an extensive evaluation, Building Sciences reports the necessity for exterior re-caulking of three risers on the building envelope's east elevation; AND,

WHEREAS Building Sciences also reports that ATP Contracting Ltd is eminently capable of undertaking the task at a price that Building Sciences deems reasonable; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises ATP Contracting Limited to undertake the aforementioned multi-storey remediation for \$15,200.00+HST, with work to commence as early as 16 October 2017; AND, FURTHER,

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

Sheila Sproule/James Louttit — Carried

(b) Fire System Remediation:

Keith Bricknell surrendered the Chair to James Louttit

Resolution 171016R06: Authorising Fire System Remediation

WHEREAS MTCC 1170 wishes to ensure that its sundry fire-protection systems are fully operational; AND,

WHEREAS the annual fire-protection audit has identified deficiencies, described in Table One, whose remediation will restore the entire system to optimal functioning; THEREFORE,

Table One — Fire System Remediation Costs	
Description	Per-Item Costs
Fire Alarm System	\$ 21 732.39
Extinguishers	\$ 820.38
Sprinklers	\$ 1 524.34
Emergency Lighting	\$ 145.77
Grand Total — Including Sales Taxes	\$ 24 222.88

BE IT RESOLVED that MTCC 1170 authorises Regional Fire Services to remedy the aforementioned deficiencies for \$24,222.88, plus additional payment for incidental items that Management authorises, with payment thereof to be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(c) Budget for Fiscal 2017-2018:

Resolution 171016R07: Approval of the 2017-2018 Budget

WHEREAS the *Condominium Act* and *Regulations* require condominiums' boards to assume sole responsibility for passing annual budgets; AND,

WHEREAS the Board of Directors of Metropolitan Toronto Condominium Corporation Number 1170 has received, examined, and discussed recommendations from ICC Property Management's personnel; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation Number 1170 authorises the following budget for 01 December 2017 to 30 November 2018 (inclusive of both dates):

(a) an Operating Budget of \$1,945,715.00; and,

(b) a Reserve Fund Contribution of \$497,765.00; AND, FURTHER,

BE IT RESOLVED that that the Board of Directors of Metropolitan Condominium Corporation authorises the Treasurer, the General Manager, or the President, or any of them, to append materials to distribution-copies of the above-noted Budget, explaining the Budget *per se*, and/or any circumstances that might give rise to a Special Assessment during the above-noted Budget's operating period.

Jonathan Doyle/Sheila Sproule — Carried

(d) Renewing Membership in the SLNA:

Resolution 171016R08: Renewal of Membership in the SLNA

WHEREAS MTCC 1170 wishes, on behalf of its unit-owners, to continue maximising its ability to influence political and/or public policy decisions affecting the Corporation; AND,

WHEREAS MTCC 1170 believes that the St Lawrence Neighbourhood Association could have potential for fulfilling MTCC 1170's above-noted objectives; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises MTCC 1170's renewal of its membership in the St Lawrence Neighbourhood Association for 2018, together with payment of membership fees applicable thereto;
AND, FURTHER,

BE IT RESOLVED that MTCC 1170's delegates to the St Lawrence Neighbourhood Association shall be any three members of the Board of Directors and/or any three volunteers that the Board designates.
Sheila Sproule/Jonathan Doyle — Carried

(e) Reconstituting *Ad Hoc* Committees and Appointing/Reappointing Chairs:

- (i) Children's Aid Society Toy Drive: Directors agreed that the Vice President should continue as sponsor of this activity and thanked him in advance for his involvement.
- (ii) MTCC 1170 Staff Fund: Directors agreed that Mrs Margaret Bricknell should continue as Chair of this committee, and thanked her in advance for her involvement.

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 #171120R: 1800h on Monday 20 November 2017.

16 Motion for Adjournment

Resolution 171016R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 171016R at 1814h on Monday 16 October 2017.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule