



THE METROPOLE

20 November 2017

Minutes of MTCC 1170 Meeting Number 171120R — Held on 20 November 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 1812h.

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

Resolution 171120R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 171120R, as presented.

Sheila Sproule/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #171120R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 171120R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 171016R, as presented.

Jonathan Doyle/Sheila Sproule — 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) Property Management Contract: Please refer to Section 11(a) of these Minutes.

(ii) Security Contract with G4S: Please refer to Section 11(b) of these Minutes.

(iii) Insurance Renewal: Please refer to Section 11(c) of these Minutes.

(iv) Receiving Elevator Specifications: Please refer to Section 11(d) of these Minutes.

(v) Reports for 01 December 2016 to 31 October 2017: Directors commented briefly on the aforementioned Financial, Administrative, and Security Reports.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 171120R03: 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 November 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 30 September & 31 October 2017, and the Front Desk Security Report for the period 01 October 2017 to 03 November 2017.

Sheila Sproule/James Louttit — Carried

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

(a) Communications with the TPS — King Street Cordoning: Management emailed the Mayor and the Chief of Police. The Mayor's office directed Management to the Chief of Police, who forwarded Management's correspondence to 51 Division's Priority Response Command, with a request that 51 Division should respond directly to MTCC 1170's concerns. In default of a response by Friday 24 November 2017, Management will resume communications with the Mayor and the Chief of Police.

(b) Appendix of Pending Items: If information is available in time for Meeting 171120R,

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) Property Management Contract:

Resolution 171120R04: Renewing a Property Management Contract

WHEREAS Metropolitan Toronto Condominium Corporation N^o 1170 (MTCC 1170) has received a request to renew its contract with ICC Property Management (ICC); AND,

WHEREAS ICC has presented terms satisfactory to MTCC 1170; AND,

WHEREAS MTCC 1170 ICC's services have fulfilled MTCC 1170's expectations; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise renewal of the above-noted contract, subject to terms and conditions described hereunder:

01 except for effective dates and service-prices, as described hereunder, the original Management Agreement, dated 01 September 2004 to 31 August 2006, shall remain in full force and effect;

02 effective dates for the renewal-contract shall be 01 December 2017 to 30 November 2020, inclusive of both dates; and,

03 pre-HST monthly fees, for the first, second, and third years, respectively, shall be \$11,200.00, \$11,536.00, and \$11,882.00.

James Louttit/Sheila Sproule — Carried

(b) Security Contract with G4S:

Resolution 171120R05: Renewing a Service Contract with G4S Security

WHEREAS MTCC 1170 continues to receive desired levels of service from G4S Security; AND,

WHEREAS G4S Security has the required levels of expertise, as well as ongoing familiarity with MTCC 1170's expectations, security systems, and fire-safety systems; AND,

WHEREAS uncertainty about Ontario's minimum wage legislation renders long-term decisions problematical, and necessitates a one-year term pending greater certainty; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises renewal of its service contract with G4S Security, subject to the following terms (inclusive of both dates):

Year 1: from 01 December 2017 to 30 November 2018 — \$305,822.40 (pre-HST).

Sheila Sproule/Scott Froebe — Carried

(c) Insurance Renewal:

Resolution 171120R06: Renewing Building Insurance Coverage

WHEREAS Paisley Manor Insurance Brokers have submitted an insurance renewal quotation (“the Quotation”) for providing building, boiler, and machinery coverage to MTCC 1170; AND,

WHEREAS the Quotation includes, inter alia, the following terms and PST-inclusive premiums:

01a) Royal Sun Alliance Insurance Company of Canada’s coverage of building and Corporate-owned contents at \$123,488,760.00; AND,

01b) Royal Sun Alliance Insurance Company of Canada’s per-incident coverage of boiler and machinery at \$123,488,760.00 per incident, for a combined annual premium of \$65,000.00.

02a) Royal Sun Alliance Insurance Company of Canada’s provision of directors’ and officers’ errors and omissions insurance at \$5,000,000, for an additional premium of \$2,700.00; AND,

02b) Royal Sun Alliance Insurance Company of Canada’s provision of “umbrella” liability insurance at \$5,000,000.00, for an additional premium of \$3,414.00.

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise payment of \$71,114.00 as the sum of the premiums described herein to Paisley Manor Insurance Brokers for the coverages also described herein.

Jonathan Doyle/James Louttit — Carried

(d) Receiving Elevator Specifications:

Keith Bricknell surrendered the Chair to James Louttit

Resolution 171120R07: Receiving General Elevator-Specifications

WHEREAS MTCC 1170 has received Solucore’s “General Specifications Section 14000 Job#: 202360” document (hereinafter, “General Specifications Document”); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the above-noted General Specifications Document as information; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 authorises Management and Solucore to use the above-noted General Specifications Document as their basis for soliciting bids at a time that the Board of Directors shall specify, and, thereafter, pursuant to ongoing consultation with the Board of Directors, and especially with the President and the General Manager.

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 #171221R: 1800h on Thursday 21 December 2017.
- 16 Motion for Adjournment
Resolution 171120R08: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 171120R at 1827h on Monday 20 November 2017.
Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #171221R