



THE METROPOLE

22 March 2018

Minutes of MTCC 1170 Meeting Number 180322R — Held on 22 March 2018

- Present: Board — Keith Bricknell, Jonathan Doyle (electronic attendance), 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 1812h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 180322R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 180322R, as presented.
Scott Froebe/Jonathan Doyle — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #180322R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 180322R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 180221R, as presented.
Sheila Sproule/Jonathan Doyle — 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) Draft Audited Statements for 01 December 2016 to 30 November 2017: Please refer to Section 11(a) of these Minutes.
(ii) Corridor Refurbishment — Additional Items: Please refer to Section 11(b) of these Minutes.
(iii) Bid-Analysis — Elevator-Refurbishment: Please refer to Section 11(c) of these Minutes
(iv) Compliance with Ontario Regulation 48/01: Please refer to Section 11(d) of these Minutes.
(v) Sundry Reports: Directors commented briefly on the Financial, Administrative, and/or Security Reports encompassed in Section 06 of these Minutes.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 180322R03: 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 March 2018, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December

2017 to 31 January 2018, and the Front Desk Security Report for the period 05 February 2018 to 03 March 2018.

Jonathan Doyle/Sheila Sproule — Carried

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

(a) Communications with the TPS — King Street Cordoning on 01 May 2017: Having considered all responses, Directors finalised this inquiry.

(b) Response to Owner's Rejoinder about the King St Pilot: Having previously received and reviewed the President's draft response to the owner, Directors authorised its use. Directors also authorised its inclusion, in redacted form, as Appendix 01 to the Minutes for Regular Meeting #180322R.

(c) Appendix of Pending Items: If information is available in time for Meeting 180322R.

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) Draft Audited Statements for 01 December 2017 to 30 November 2017 and Date for AGM 2018: *Herein, Corporate Legal Counsel has assured the Board that the transition of auditing firms does not vitiate the appointment-motion passed during AGM 2017.*

Resolution 180322R04: Accepting the Auditor's Report

WHEREAS the Board of Directors of MTCC 1170 has received MTCC 1170's audited statements from Rapkin Wein LLP (by acquisition, the successor firm to Daurio & Franklin LLP), for the fiscal year beginning 01 December 2016 and ending 30 November 2017; THEREFORE,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 agrees that the above-noted audited statements fairly and truly represent MTCC 1170's financial operations during the fiscal year in question.

Jonathan Doyle/Sheila Sproule — Carried

Resolution 180322R05: Setting the Date for AGM 2018

WHEREAS MTCC 1170's Board of Directors has received and adopted the Corporation's audited financial statements for 01 December 2016 to 30 November 2017 (inclusive of both dates); THEREFORE,

BE IT RESOLVED the Board of Directors of MTCC 1170 agrees to and/or authorises the following:

(a) MTCC 1170's AGM (hereinafter, "AGM 2018") shall commence at 7:30pm on 31 May 2018 (with registration beginning one-half hour earlier);

(b) AGM 2018's information package to owners shall include, *inter alia*, the following items:

- (i) an information-letter, agenda, proxy-form, and instructions, in the same general format that MTCC 1170 used for AGM 2017, but amended, as might be necessary, to reflect recent changes in the *Condominium Act*; AND,
 - (ii) a President's Report, in the same general format that MTCC 1170 used for AGM 2017.
- (c) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2018.

James Louttit/Scott Froebe — Carried

(b) Corridor Refurbishment — Additional Items:

Resolution 180322R06: Authorising Additional Refurbishment Expenses

WHEREAS MTCC 1170 has noted refurbishment items additional to those included in MTCC 1170 Board Resolution 170720R04; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 accepts Tri-Can Contract's quote #3917_001 and authorises payment of \$17,225.50 +HST; AND, FURTHER,

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

James Louttit/Sheila Sproule — Carried

(c) Receiving an Engineering Report as Information:

Keith Bricknell surrendered the Chair to James Louttit.

Resolution 180322R07: Receiving Solucore's Bid Analysis

WHEREAS Solucore has provided Bid Analysis #202306, pursuant to matters envisioned in MTCC 1170's Board Resolution #171120R07; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the aforementioned Bid Analysis as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management to work with Solucore in clarifying issues that Solucore has noted among the bidders' responses that Bid Analysis #202306 encompasses.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(d) Compliance with Ontario Regulation 48/01:

Resolution 180322R08: Confirming Authorisation for Electronic Communications

WHEREAS MTCC 1170 wishes to reaffirm its authorisation(s) for the Corporation to use prior and/or future written consents that it has received and/or will receive from owners and/or mortgagees, permitting the Corporation to communicate with all such consenting owners and/or mortgagees, by way of email; AND, FURTHER,

WHEREAS MTCC 1170, in compliance with subsection 12.7(a) of Ontario Regulation 48/01 of the *Condominium Act, 1998* (the "Act") wishes to reaffirm validity of all consents, whether such consents were received before or after 01 November 2017, THEREFORE,

BE IT RESOLVED that, pursuant to subsection 12.7(1)(a)(ii) of Ontario Regulation 48/01 of the *Act*, the board of directors hereby approves, ratifies, and confirms that

the method of electronic communication that the corporation will use for serving all notices on consenting owners and/or mortgagees, pursuant to the *Act* and its Regulations, shall be by way of e-mail; AND, FURTHER,

BE IT RESOLVED that the Board of Directors further approves and ratifies that the Property Manager has the authority to sign/co-sign and execute the required prescribed forms for this purpose.

Sheila Sproule/Scott Froebe — 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 #180417R: 1800h on Tuesday 17 April 2018.

16 Motion for Adjournment

Resolution 180322R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 180322R at 1824h on Thursday 22 March 2018.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #180417R