



THE METROPOLE

17 April 2018

Minutes of MTCC 1170 Meeting Number 180417R — Held on 17 April 2018

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

Regrets: James Louttit

01 Call to Order: Keith Bricknell called the meeting to order at 1810h.

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

Resolution 180417R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 180417R, as presented.
Scott Froebe/Jonathan Doyle — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #180417R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 180417R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 180322R, 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) Elevators' Modernisation: Please refer to Section 07(a) of these Minutes.

(ii) Phase Protection: Please refer to Section 07(b) of these Minutes.

(iii) Standard By-Law: Please refer to Section 07(c) of these Minutes

(iv) Developer's Request: Please refer to Section 07(d) of these Minutes.

(v) Unit's Renovation: Please refer to Section 11(a) of these Minutes.

(vi) Gym Equipment: Please refer to Section 11(b) of these Minutes

(vii) 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 180417R03: 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 April 2018, ICC's rendering of MTCC

1170's unaudited Financial Statements for the period 01 December 2017 to 28 February 2018, and the Front Desk Security Report for the period 03 March 2018 to 02 April 2018.

Jonathan Doyle/Sheila Sproule — Carried

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

(a) Elevators' Modernisation:

Keith Bricknell surrendered the Chair to Jonathan Doyle.

Resolution 180417R04: Appointing an Engineering Consultant

WHEREAS Solucore has completed Phase I and much of Phase II in the process that began after the Board of Directors passed Resolution 170816R04 (including, *inter alia*, analyses of responses from qualified contractors to the specifications/RfP first referenced in Board Motion 171120R07); AND,

WHEREAS Solucore has resolved outstanding bidders' issues noted in Resolution 180322R07; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Solucore to complete the balance of Phase II and all of Phases III ("Technical Review") and IV (Construction Review and Contract Administration) of Proposal #170724-20; AND, FURTHER,

BE IT RESOLVED that payment of Solucore's fee of \$8,500.00 (plus disbursements and HST) shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Resolution 180417R05: Awarding an Elevator-Refurbishment Contract

WHEREAS MTCC 1170 has carefully considered and agrees with Solucore's analyses of responses from qualified elevator-installation and maintenance contractors; THEREFORE,

BE IT RESOLVED awards its elevator-refurbishment/modernisation contract to Vertical Motion for \$571,000.00 +HST, subject to Solucore's contract-administration; AND, FURTHER,

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

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(b) Phase Protection: Because scheduling issues among Toronto Hydro and the installation-contractors, Management and the Board agreed to defer installation until the autumnal period when changeover from cooling to heating will be occurring.

(c) Standard Unit By-Law: Management and the Board agreed that inclusion in the AGM package would be the most economical/expedient way of providing additional information about this topic.

(d) Developer's Request: Responding to a request, Directions reaffirmed their decision in Section 07(c) of the Minutes for Meeting #170119R.

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) Unit's Renovation:

Keith Bricknell surrendered the Chair to Jonathan Doyle.

Resolution 180417R06: Granting Permission for an Alteration

WHEREAS the Owner of a Dwelling-Unit has requested permission to reconfigure an area ("the area") currently occupied by a secondary washroom and a laundry closet; and,

WHEREAS reconfiguration of the area will entail no changes to those portions of the existing water-supply, drainage, and/or venting systems that lie outside the Dwelling Unit's boundaries (as those boundaries are defined in Schedule "C" of MTCC 1170's *Declaration*); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 grants permission to reconfigure the area, pursuant to the Dwelling Unit's Owner's(s') agreement to comply therein with all portions of Section 98(2) of the *Condominium Act*.
Keith Bricknell/Sheila Sproule — Carried

Keith Bricknell resumed the Chair.

(b) Gym Equipment: Directors asked Management to reply to an Owner's request to install an additional piece of equipment. Directors noted that the suggested addition had a "footprint" of $\approx 16\text{ft}^2$ — which, if granted, would pre-empt most of an area that many residents currently use as their "mat" area.

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 #180515R: 1800h on Tuesday 15 May 2018.

16 Motion for Adjournment

Resolution 180417R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 180417R at 1820h on Tuesday 17 April 2018.

Scott Froebe/Jonathan Doyle — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

Secretary: Sheila Sproule