



THE METROPOLE

26 July 2018

Minutes of MTCC 1170 Meeting Number 180726R — Held on 26 July 2018

- Present: Board — Keith Bricknell, Jonathan Doyle (electronic attendance), Scott Froebe (electronic attendance), James Louttit, and Sheila Sproule (electronic attendance); and, ICC Property Management — Nancy Bijelic
- Regrets: None
- 01 Call to Order: Keith Bricknell called the meeting to order at 1815h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 180726R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 180726R, as presented.
Scott Froebe/Jonathan Doyle — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #180726R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 180726R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 180618R, 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) MUA Repairs — Both Items: Please refer to Section 11(a) of these Minutes.
(ii) Rear Lane Surveillance: Please refer to Section 11(b) of these Minutes.
(iii) Communications Software: Please refer to Section 07(a) of these Minutes.
(iv) East Lobby Doors: Please refer to Section 11(c) 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 180726R03: 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 July 2018, ICC's rendering of MTCC 1170's unaudited Financial Statements for the periods 01 December 2017 to 31 May 2018 and 01 December 2017 to 30 June 2018, and the Front Desk Security Report for the period 31 May 2018 to 02 July 2018.
Jonathan Doyle/James Louttit — Carried

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

- (a) Communications Software: These Minutes' Appendix depicts the Website that the Board of Directors authorised for the new communications software.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

Keith Bricknell surrendered the Chair to James Louttit.

(a) MUA Replacement Items:

Resolution 180726R04: Ratifying MUA Repairs

WHEREAS MTCC 1170's Management had to authorise unanticipated lower zone make-up air (MUA) repairs additional those contemplated in Board Resolution 180618R04; THEREFORE,

BE IT RESOLVED that MTCC 1170 ratifies an expenditure, payable to Ambient Mechanical, of \$15,296.24, plus applicable taxes, to replace the lower zone MUA's main board and EPROM; AND, FURTHER,

BE IT RESOLVED that payment for this repair shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Resolution 180726R05: Authorising MUA Repairs

WHEREAS MTCC 1170's Management reports that both zones' make-up air units (MUAs) require leakage repairs and significant refrigerant recharging; THEREFORE;

BE IT RESOLVED that MTCC 1170 authorises Ambient Mechanical to effect both of the above-noted repairs, as follows:

01 Lower Zone MUA —\$4,964.40, plus applicable taxes; AND,

02 Upper Zone MUA —\$4,066.45, plus applicable taxes; AND, FURTHER,

BE IT RESOLVED that payment for these repairs shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

(b) Right-of-Way Surveillance:

Resolution 180726R06: Installing Rear Lane Surveillance

WHEREAS MTCC 1170 has an easement/right-of-way for the T-shaped access that proceeds north-south to/from Colborne Street and east-west to/from Yonge Street; AND;

WHEREAS recent security-concerns have arisen regarding the portion of the aforementioned east-west access that is nearest to MTCC 1170; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises payment of \$5,350.00, plus applicable taxes, to Regional Fire and Security Systems to supply and install the following surveillance equipment:

01 one (1) DS-7316HQHI-SH DVR;

02 one (1) DS-2CE56D5T-(A)VPIR3 vandal-proof dome camera; AND,

03 sundry auxiliary equipment sufficient for full functionality (including, *inter alia*, wiring, UTP baluns, CCTV monitor, UPS, *etc*); AND FURTHER;

BE IT RESOLVED that payment for this installation shall be from the Reserve Fund, subject to MTCC 1170's obligations described in Section 97(2)(b) of the *Condominium Act*.

Keith Bricknell/Scott Froebe — Carried

(c) East Lobby Doors:

Resolution 180726R07: Authorising Door Replacements

WHEREAS MTCC 1170's Management reports that the main lobby's outer east doors are no longer capable of undergoing adjustments necessary for automated operation and, therefore, need outright replacement; THEREFORE;

BE IT RESOLVED that MTCC 1170 authorises Hi-Lon Glass to complete the above-noted replacements for \$8,124.70, plus applicable taxes; AND, FURTHER,

BE IT RESOLVED that payment for these repairs shall be from the Reserve Fund.

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 #180823R: 1800h on Thursday 23 August 2018.

16 Motion for Adjournment

Resolution 180726R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 180726R at 1821h on Thursday 26 July 2018.

Scott Froebe/James Louttit — Carried

President: Keith Bricknell

Secretary: Sheila Sproule



Welcome to The Metropole's Concierge Plus Auxiliary Website!

Hi, [name],

We are very excited to let you know that there is an auxiliary online site for all residents and owners at The Metropole.

Our website will help save you time in interacting with the property management office and the concierge desk. By using your auxiliary website, you will be able to:

- Receive package notifications for deliveries
- Book building amenities
- View building and community events and important dates
- Create service requests
- Receive newsletters by email, and view past newsletters
- Access important community files and documents
- Update resident contact information

WEBSITE — <https://metropole.conciergeplus.com/>

USERNAME — [email]

PASSWORD — [password]

Please save or print this email for your records.

Thank you for your anticipated use of this auxiliary online site.

ICC Property Management