



THE METROPOLE

18 September 2018

Minutes of MTCC 1170 Meeting Number 180918R — Held on 18 September 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 1818h.

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

Resolution 180918R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 180918R, as presented.
Jonathan Doyle/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #180918R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 180918R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 180823R, 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 — Please refer to Section 07(a) of these Minutes.

(ii) Cooling Tower Maintenance: Please refer to Section 11(a) of these Minutes.

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

(iv) Resident Owner's Suggestion — Smoke-Free Penthouse Terrace: 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 180918R03: 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 September 2018, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2017 to 31 August 2018, and the Front Desk Security Report for the period 03 August 2018 to 02 September 2018.

Sheila Sproule/Jonathan Doyle — Carried

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

(a) MUA Repairs: Directors briefly discussed pending repairs to one MUA’s compressor, but await advice from Building Sciences before proceeding.

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) Cooling Tower Maintenance:

Resolution 180918R04: Authorising Cooling Tower Repairs

WHEREAS MTCC 1170’s Management reports the necessity to replace piping for chemical feed system and to upgrade the chemical feed and bleed system (an upgrade reflecting ASHRAE’s and the Cooling Technology Institute’s best practices, which encompass, *inter alia*, minimising the risk of algae, bacteria, and Legionella); THEREFORE;

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

01 replace piping for chemical feed system — \$1,418.25, plus applicable taxes; AND,

02 upgrade the chemical feed and bleed system — \$13,619.20, 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) Fire System Remediation:

Resolution 180918R05: 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	\$ 3 069.08
Sprinklers	\$ 523.19
Grand Total — Including Sales Taxes	\$ 3 592.27

BE IT RESOLVED that MTCC 1170 authorises Regional Fire Services to remedy the aforementioned deficiencies for \$3,592.27, 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) Smoke-Free Penthouse Terrace: Management provided a resident Owner's emailed suggestion to prohibit all forms of smoking on the Penthouse Terrace. Directors noted that food-preparation and consumption frequently occur on the Penthouse Terrace (thus making that area similar to patios, which are mandatory smoke-free zones). Management and Directors also noted that Section 9(2)(3) of the Smoke-Free Ontario Act says, "No person shall smoke or hold lighted tobacco in the following places or areas:...[a]ny common area in a condominium, apartment building or university or college residence, **including, without being limited to,** [*emphasis added*] elevators, hallways, parking garages, party or entertainment rooms, laundry facilities, lobbies and exercise areas." Directors asked Management and the President to draft notices to advise residents of the advisability and necessity for making the Penthouse Terrace smoke-free.

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 #181023R: 1800h on Tuesday 23 October 2018.

16 Motion for Adjournment

Resolution 180918R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 180918R at 1826h on Tuesday 18 September 2018.

Scott Froebe/James Louttit — Carried

President: Keith Bricknell

Secretary: Sheila Sproule