



THE METROPOLE

22 November 2018

Minutes of MTCC 1170 Meeting Number 181122R — Held on 22 November 2018

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

- 01 Call to Order: Keith Bricknell called the meeting to order at 1809h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 181122R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 181122R, as presented.
Sheila Sproule/Jonathan Doyle — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #181122R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 181122R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 181023R, 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) Cleaning Contract Renewal: Please refer to Section 11(a) of these Minutes.
(ii) Insurance Policy Renewal: Please refer to Section 11(b) of these Minutes.
(iii) Preventive Inspection Authorisation: Please refer to Section 11(c) of these Minutes.
(iv) 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 181122R03: 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 2018, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2017 to 31 October 2018, and the Front Desk Security Report for the period 03 October 2018 to 03 November 2018.
Sheila Sproule/Jonathan Doyle — Carried

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

- (a) MUA Repairs: Management and Directors continue to 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:

- (a) Cleaning Contract Renewal:

Resolution 181122R04: Renewing a Cleaning Services Contract

WHEREAS Metropolitan Toronto Condominium Corporation N^o 1170 (MTCC 1170) has received a request to renew its contract with MM&G Maintenance (MM&G); AND,

WHEREAS MM&G has presented terms satisfactory to MTCC 1170; AND,

WHEREAS MM&G'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, the original Cleaning Services Agreement, dated 01 March 2004, shall remain in full force and effect;
- 02 effective dates for the renewal-contract shall be 01 December 2018 to 30 November 2021, inclusive of both dates; and,
- 03 HST-inclusive monthly fees, for the first, second, and third years, respectively, shall be \$13,657.18, \$13,998.61, and \$14,348.571.

Jonathan Doyle/Sheila Sproule — Carried

- (b) Insurance Policy Renewal:

Resolution 181122R05: Renewing a Building and Boiler Insurance

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 \$131,009,226.00; AND,
- 01b) Royal Sun Alliance Insurance Company of Canada's per-incident coverage of boiler and machinery at \$131,009,226.00 per incident, for a combined annual premium of \$68,092.55 (incl 8% PST).
- 02a) Royal Sun Alliance Insurance Company of Canada's coverage of directors' and officers' errors and omissions at \$5,000,000.00, for an additional premium of \$2,700.00 (incl 8% PST); AND,
- 02b) Royal Sun Alliance Insurance Company of Canada's provision of "umbrella" liability insurance at \$10,000,000.00, for an additional premium of \$3,433.69 (incl 8% PST).

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise payment of \$71,526.24 (incl 8% PST) as the sum of the premiums described herein to Paisley Manor Insurance Brokers for the coverages also described herein.
Sheila Sproule/Jonathan Doyle — Carried

(c) Preventive Plumbing Inspection:

Resolution 181122R06: Authorising Preventative Plumbing Inspections

WHEREAS MTCC 1170's Board and Management agree on the necessity to verify and enforce the integrity of residential units' (*ie*, "above-grade units") hot and cold water-supply systems; AND;

WHEREAS the operational definition of the above-noted noun "integrity" may encompass, *inter alia*, instances of actual and/or probable slow and/or rapid involuntary leakage, and/or cross-flows between hot and cold water in one-piece faucets/fixtures; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Jermark Plumbing \$70.00 per residential unit to enter MTCC 1170's 314 residential units, and to inspect and to report comprehensively on all of the above-noted supply-systems in any and all such units: AND, FURTHER,

BE IT RESOLVED that MTCC 1170 deems that the above-noted inspection will be occurring subject to the corporate right of entry described in Section 19 of the *Condominium Act*.

Sheila Sproule/Jonathan Doyle — 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 #181122R: 1800h on Thursday 20 December 2018.

16 Motion for Adjournment

Resolution 181122R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 181122R at 1813h on Thursday 22 November 2018.

Jonathan Doyle/Sheila Sproule — Carried

President: Keith Bricknell

Secretary: Sheila Sproule