



THE METROPOLE

21 March 2019

Minutes of MTCC 1170 Meeting Number 190321R — Held on 21 March 2019

Present: Board — Keith Bricknell (Skype attendance), Scott Froebe (Skype attendance), James Louttit (Skype attendance).

Regrets: Nancy Bijelic and Sheila Sproule

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 190321R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 190321R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Scott Froebe graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #190321R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 190321R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 190221R, as presented.

Scott Froebe/James Louttit — 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 Financials and AGM 2019: Please refer to Section 11(a) of these Minutes.

(ii) 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 190321R03: 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 2019, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2018 to 31 January 2019, and the Front Desk Security Report for the period 05 February 2019 to 03 March 2019.

Scott Froebe/James Louttit — Carried

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

(a) MUAs' Repairs: Keith Bricknell surrendered the Chair to James Louttit

Resolution 190321R04: Authorising MUAs' Repairs

WHEREAS MTCC 1170's Management reports the necessity to check the heat exchangers on both zones' MUAs, to replace two compressors on the Upper Zone's condensing AC unit, and to replace drain pans on both Zones' MUAs; THEREFORE;

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

01 check the heat exchangers on both zones' MUAs — \$3,828.75, plus applicable taxes; AND,

02 replace two compressors on the Upper Zone's condensing AC unit — \$36,157.34, plus applicable taxes; AND,

03 replace drain pans on both Zones' MUAs — \$20,620.00, plus applicable taxes; AND, FURTHER,

BE IT RESOLVED that payment for item #01 shall be from the Operating Fund, and that payment for Items #02 and 03 shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(b) Elevators' Refurbishment: Directors noted the preliminary cab-design drawings that Management had provided in the Administrative Report.

(c) Phase-Protection: Directors approved the suggested date for installation of the phase-protection device(s), thanked the President for preparing the advisory notice, and authorised the notice's attachment to the Minutes of Meeting #190321R.

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 Financials:

Resolution 190321R05: Accepting the Auditor's Report

WHEREAS the Board of Directors of MTCC 1170 has received MTCC 1170's audited statements from Rapkin Wein LLP, for the fiscal year beginning 01 December 2017 and ending 30 November 2018; 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.

James Louttit/Scott Froebe — Carried

(b) AGM 2019:

Resolution 190321R06: Authorising the AGM and AGM Package

WHEREAS MTCC 1170's Board of Directors has received and adopted the Corporation's audited financial statements for 01 December 2017 to 30 November 2018 (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 Wednesday 22 May 2019 (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 2018, 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 2018.
- (c) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2019.

Scott Froebe/James Louttit — Carried

- (c) Disqualification of a Director: The Board noted that a Director had fulfilled a CAO requirement sometime after the CAO's due date for such fulfilment. Given AGM 2019's proximity, the Board decided to leave the position vacant until then.

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 #190416R: 1800h on Tuesday 16 April 2018.

16 Motion for Adjournment

Resolution 190321R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 190321R at 1820h on Thursday 21 March 2019.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

Secretary: Sheila Sproule



THE METROPOLE

Scheduled Electrical Outage — 11:00pm Saturday 06 April 2019 to 3:00am on Sunday 07 April 2019

For about four hours, as indicated above, you will not have electricity in your unit. Nor will you have normal electrical services in the common elements.

During this time, the building's 350kW diesel emergency generator will provide *only* the following services...

- ❖ Elevator #1 — main tower;
- ❖ emergency lighting; and,
- ❖ fire-safety and security systems.

Why is this outage necessary?

MTCC 1170 is installing electrical phase-protection for the building. This will protect all of the building's 3-phase equipment from a single-phase failure in the Toronto Hydro transformer-vault that services our building.

Why so early on a Saturday evening?

Yes, that is somewhat of a “spoiler”... The problem, though, is that Toronto Hydro must participate in the process, and that was the only four-hour time-slot for which they could provide personnel.

Has this ever actually occurred before now?

Yes. In January 2007, that vault's C-Phase transformer failed. Just after it failed, our automated 3-phase garbage-compactor began trying to compress garbage. When 3-phase motors try to operate with only two phases, they burn out — which is precisely what our compactor did.

Were there any issues in residents' suites?

Potentially, yes. During the 2007 incident, loss of electricity within many individual suites was uneven. Some circuits had no electricity. Tests revealed that others had anywhere between 44 to 75 volts, rather than the normal 120 volts. This was

problematical. Refrigerator-motors, for example, can quickly fail if operated too long on inadequate voltage. Thus, in 2007, the Building Superintendent

and the President agreed to disconnect the building until Toronto Hydro completed repairs — as they did by about 6:00pm that day.

Why wait this long?

In 2007, and for several years thereafter, protective technology was prohibitively costly. It is now much less so. Also, the assumption was that the 2007 incident would be a wake-up call for Toronto Hydro — to revise its inspection schedules. May 2017's transformer incident in King Street suggests otherwise.

What else will be unavailable during the outage?

- ❖ Within Units: All non-emergency water-supply pumps will cease operating. Thus, units will lack running water during the outage. However, residents can fill bathtubs beforehand to provide water for pail-flushing toilets.
- ❖ Common Elements: None of the recreational facilities will be available.

What about food-spoilage?

Following the 12-hour+ north-east blackout in August 2003 food-spoilage wasn't an issue. The trick, though, is resisting the impulse to open the doors to your refrigerator and/or freezer compartments!

Thank you for your attention to this newsletter. Please contact the Management Office if you have any questions, suggestions, or further concerns.

The Board of Directors
MTCC 1170

