



THE METROPOLE

22 August 2019

Minutes of MTCC 1170 Meeting Number 190822R — Held on 22 August 2019

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

Regrets: James Louttit

01 Call to Order: Keith Bricknell called the meeting to order at 1817h.

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

Resolution 190822R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 190822R, as presented.

Nives Malara/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #190822R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 190822R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 190718R, as presented.

Sheila Sproule/Nives Malara — 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) Section 98 Agreement: Please refer to Section 11(a) of these Minutes.

(ii) Maintenance Agreement: Please refer to Section 11(b) of these Minutes.

(iii) Marble and Tile Remediation: Please refer to Section 11(c) of these Minutes

(iv) Additional Janitorial Duties: Please refer to Section 11(d) of these Minutes

(v) Landscaping Contract: Please refer to Section 11(e) of these Minutes

(vi) Smoke-test Report: Please refer to Section 11(f) of these Minutes

(vii) Resident Owner's Inquiry about EV Charging: Please refer to Section 11(g) of these Minutes

(viii) SLNA Delegate's Request for Direction: Please refer to Section 11(h) of these Minutes.

(ix) 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 190822R03: 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 August 2019, ICC's rendering of MTCC

1170's unaudited Financial Statements for the period 01 December 2018 to 30 June 2019, and the Front Desk Security Report for the period 04 July 2019 to 03 August 2019.

Scott Froebe/Sheila Sproule — Carried

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

(a) Lobby Furniture: Management reported that Wiklém had supplied preliminary materials too late for distribution amply prior to Meeting #190822R. Hence, Management will circulate the materials to Directors — for discussion during Meeting #190926R.

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) Section 98 Agreement:

Resolution 190822R04: Receiving an “Addition, Alteration and Improvement Agreement”

WHEREAS MTCC 1170 has received its prescribed format of an “Addition, Alteration and Improvement Agreement” (hereinafter, “Agreement”) from the Owner of Units municipally known as 11 King Street East (hereinafter, “the Units”); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the Agreement as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 agrees, subject to the Agreement's terms, that the Owner may effect alterations of the Units; AND, FURTHER,

BE IT RESOLVED that MTCC 1170's Management may act on its own initiative in enforcing the above-noted Agreement.

Nives Malara/Sheila Sproule — Carried

(b) Maintenance Agreement:

Resolution 190822R05: Renewing a Preventive Maintenance Contract

WHEREAS Advantage Fitness has presented terms satisfactory to MTCC 1170; AND,

WHEREAS MTCC 1170 has been satisfied with Advantage Fitness's previous services; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise renewal of its preventive maintenance contract with Advantage Fitness, subject to the following terms and conditions

01 except for effective dates and service-prices, prior expectations shall remain in full force and effect;

02 effective dates for the renewal-contract shall be 01 September 2019 to 31 August 2021, inclusive of both dates;

03 yearly fees shall be \$616.00 (reflecting four visits per year at \$154.00 each, plus taxes); and

04 discounted labour rate, for additional services, shall be \$60.00/hr.

Scott Froebe/Sheila Sproule — Carried

(c) Marble and Tile Remediation:

Resolution 190822R06: General Tile and Masonry Repairs/Resurfacing

WHEREAS MTCC 1170's front vestibule, main lobby, ground floor elevator lobby, change rooms' tile, showers' tiles, and saunas' tile require deep cleaning and sealing.; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall employ Marble Clinic to undertake the above-noted remediation, subject to the following terms and conditions:

- 01 front floor vestibule, main lobby, and elevator lobby for \$7,500.00 (plus applicable taxes); and,
- 02 change rooms', showers', and saunas' tiles for \$3,300.00 (plus applicable taxes); AND, FURTHER,

BE IT RESOLVED that payment for the above-noted services shall be from the operating fund. Sheila Sproule/Scott Froebe — Carried

(d) Additional Janitorial Duties:

Resolution 190822R07: Authorising Additional Labour Hours

WHEREAS MTCC 1170's elevator modernisation will necessitate having only two "tower" elevators available at any given time during the modernisation process; AND,

WHEREAS daily pre-emption of one elevator for the re-cycling pick-up would greatly inconvenience MTCC 1170's residents; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises a weekly expense of \$150.00 to pay for the extra labour-hours necessary for the cleaning staff to use the staircases for the daily recycling pick-up, instead of an elevator.

Sheila Sproule/Scott Froebe — Carried

(e) Landscaping Contract:

Resolution 190822R08: Contract for Annual Vegetation & Enhancements

WHEREAS MTCC 1170's outdoor plants, shrubs, and/or trees are Common Elements (as described in the Declaration and/or as part of long-established aesthetic expectations); THEREFORE,

BE IT RESOLVED that MTCC 1170 shall employ Fedak Landscaping to provide the following services:

- (a) \$4,000.20 (plus applicable taxes) for summer maintenance from 15 April 2019 until 15 November 2019 (inclusive of both dates);
- (b) \$3,333.50 (plus applicable taxes) for watering from 01 May 2019 until 31 October 2019 (inclusive of both dates); AND,
- (c) \$3,508.65 (plus applicable taxes) for supplying and planting annual plants on the roof's terrace, the 5th floor's terrace, and the Victoria Street townhouses' planters.

Scott Froebe/Nives Malara — Carried

(f) Smoke-Test Report:

Resolution 190822R09: Receiving a Contractor's Report as Information

WHEREAS MTCC 1170 has received (and authorised \$6,809.38 total payment for) Abedini Norris Consulting Inc's TFD-mandated Smoke Management Testing Report #19-0096 (hereinafter, "Report"); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the Report as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 agrees that Management shall consult with either or both of MTCC 1170's HVAC contractor and/or MTCC 1170's consulting engineers about any remedial measures that might be necessary; AND FURTHER,

BE IT RESOLVED that MTCC 1170's Management shall consult with the Board before initiating remedial measures.

Nives Malara/Scott Froebe — Carried

(g) Resident Owner's Inquiry about EV Charging: Directors have considered information at <https://www.condoauthorityontario.ca/en-US/resources/electric-vehicle-charging-station-regulations/> and at <https://www.ontario.ca/laws/regulation/010048>. Hence, they directed Management to contact qualified engineers and/or contractors to provide a technical, logistical, and financial *feasibility-report* for MTCC 1170. Without seeking to limit the report's scope, Directors noted that it should encompass issues such as the capacity of the Toronto Hydro transformer vault that services MTCC 1170 and adjacent buildings, the capacity of MTCC 1170's own transformers, service panels, *etc.*, potential costs of any necessary electrical retrofits, and potential costs of installing Level One and/or Level Two plug-ins and metering for each participating parking stall. Directors also noted that no level of government seems to have considered how to replace the per-litre fuel-taxes that conventional vehicles' users currently pay towards road and highway maintenance.

(h) SLNA Delegate's Request for Direction: Directors approved the response that the President had written on the Board's behalf and had emailed to Directors for their perusal four or five days before Meeting #190822R.

(i) Information-Cards for Security's Use: Directors thanked the President for preparing a template for information cards that Security can use when warning pedestrians from "roosting" in MTCC 1170's King Street doorways.

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 #190926R: 1800h on Thursday 26 September 2019.

16 Motion for Adjournment

Resolution 190822R10: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 190822R at 1836h on Thursday 22 August 2019.

Scott Froebe/Nives Malara — Carried

President: Keith Bricknell

Secretary: Sheila Sproule

