



THE METROPOLE

27 February 2020

Minutes of MTCC 1170 Meeting Number 200227R — Held on 27 February 2020

Present: Board — Keith Bricknell, Scott Froebe (electronic attendance), James Louttit, Nives Malara (electronic attendance), 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 1837h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 200227R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 200227R, as presented.
James Louttit/Scott Froebe — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #200227R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 200227R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 200124S, 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) Non-Contractual Elevator Work: Please refer to Section 11(a) of this Agenda.
(ii) Parking Elevators' Lobbies: Please refer to Section 11(b) of this Agenda.
(iii) Lobby and Lounges' Furniture: Please refer to Section 07(a) of this Agenda.
(iv) Sundry Reports: Directors commented briefly on the Administrative, and/or Security Reports encompassed in Section 06 of these Minutes.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 200227R03: 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 February 2020, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2019 to 31 December 2019, and the Front Desk Security Report for the period 05 January 2020 to 03 February 2020.
Scott Froebe/James Louttit — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

- (a) Lobby Refurbishment — Furniture: Management has received replies from the Toronto Fire Department and from Wiklém (MTCC 1170’s design consultant). After seeking additional bids, Management will further advise the Board.

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) Tower Elevators

Keith Bricknell surrendered the Chair to James Louttit.

Resolution 200227R04: Non-Contractual Elevator Refurbishment

WHEREAS MTCC 1170 acknowledges that certain aspects of its elevators’ refurbishment require compliance with the electrical code and/or the fire code, and that, by statute and/or regulation, such compliance requires installations by persons authorised to perform the relevant tasks; AND,

WHEREAS the Board of Directors of MTCC 1170 concurs with Management’s recommendations of contractors qualified to perform the above-noted tasks; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises the following contractors to perform the work described hereunder:

- (a) electrical upgrades for all three tower elevators — grand total of \$10,100.00+HST by Trace Electric; AND,
(b) fire code compliance and related engineering services for all three tower elevators — grand total of \$38,195.00+HST by Regional Fire.; AND,
FURTHER,

BE IT RESOLVED that payment (and applicable taxes) for the aforementioned compliance-related work shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

- (b) Parking Elevators’ Lobbies (Shuttle and Tower)

Resolution 200227R05: Authorising Elevators’ Lobbies’ Refurbishment

WHEREAS MTCC 1170’s Management has recommended refurbishing parking-related elevators’ lobbies within a scope described as “...paint, replace wallcovering, add stainless steel corners as required, of all parking garage elevator lobbies, being level 4, level 3...ground floor leading to elevator and loading dock, P1, P2, and P3...”; AND,

WHEREAS the Board of Directors of MTCC 1170 concurs with Management’s recommendations; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Artec Contracting Inc to perform the above-noted refurbishment for \$20,230.00+HST: AND, FURTHER,

BE IT RESOLVED that payment (and applicable taxes) for the aforementioned refurbishment shall be from the Reserve Fund.

Nives Malara/Sheila Sproule — Carried

- (c) Directors thanked the President for his recent preparation of newsletters pertaining to elevators' refurbishment and a pending vote on a by-law.
- 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 #200326R: 1800h on Thursday 26 March 2020.
- 16 Motion for Adjournment
Resolution 200227R06: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 200227R at 1847h on Thursday 27 February 2020.
Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“James Louttit”

Secretary: James Louttit

Adopted at Meeting #200326R