



THE METROPOLE

21 May 2020

Minutes of MTCC 1170 Meeting Number 200521R — Held on 21 May 2020

Present: Board — Keith Bricknell, Scott Froebe, James Louttit, Nives Malara, and Sheila Sproule (all by GoToMeeting); and,
ICC Property Management — Nancy Bijelic (GoToMeeting)

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 1814h.

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

Resolution 200521R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 200521R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #200521R, as all corporate officers were present.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 200521R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 200423R, as presented.

James Louttit/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) Lobby and Lounges' Furniture: Please refer to Section 07(a) of these Minutes.

(ii) Deferring Elevators' Refurbishment: Please refer to Section 07(b) of these Minutes.

(iii) Summer Landscaping: Please refer to Section 11(a) of these Minutes.

(iv) Touchless Delivery-Acknowledgement: Please refer to Section 11(b) of these Minutes.

(v) Re-Caulking Report: Please refer to Section 11(c) of these Minutes.

(vi) 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 200521R03: 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 May 2020, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2019 to

31 March 2020, and the Front Desk Security Report for the period 03 April 2020 to 03 May 2020.

Nives Malara/James Louttit — Carried

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

(a) Lobby Furniture:

Resolution 200521R04: Authorising Replacement of Lobby's and Lounges' Furniture

WHEREAS MTCC 1170's Main Lobby and Lounges were within the scope of the overall aesthetic refurbishment project; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Wiklém Design Inc to acquire and install furniture whose installed costs follow.

(a) Main Lobby and Ground Floor Elevator Lobby: \$38 288.00 +HST;

(b) Fifth Floor Lounge: \$9 956.00 +HST;

(c) Penthouse Lounge: \$9 956.00 +HST; AND,

(d) Discounted Freight, Delivery, and Set-Up: \$2 910.00 +HST; AND, FURTHER,

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

James Louttit/Nives Malara — Carried

(b) Elevators' Refurbishment:

Resolution 200521R05: Receiving a Memorandum of Understanding as Information

WHEREAS MTCC 1170 has received Fine & Deo's "Memorandum of Understanding" for deferring Vertical Motion's work on the tower elevators' refurbishment during uncertainty about permissible work during the COVID-19 pandemic, THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 accepts the aforementioned report as information; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 authorises Management and/or Corporate Officers to sign the aforementioned "Memorandum of Understanding" on MTCC 1170's behalf.

James Louttit/Scott Froebe — Carried

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) Summer Landscaping:

Resolution 200521R06: 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) \$4,068.00 (incl HST) for summer maintenance from 15 May 2020 until 15 November 2020 (inclusive of both dates);

- (b) \$3,390.00 (incl HST) for watering from 15 May 2020 until 14 October 2020 (inclusive of both dates);
- (c) \$3,565.15 (incl HST) for supplying and planting annual plants on the roof's terrace, the 5th floor's terrace, and the Victoria Street town-houses' planters; AND,
- (d) \$1,344.70 (incl HST) for replacement of sundry perennials on the Fifth Floor's Terrace; AND, FURTHER,

BE IT RESOLVED that payment for the foregoing shall be from the Operating Fund.
Sheila Sproule/Scott Froebe — Carried

(b) Touchless Delivery-Acknowledgement:

Resolution 200521R07: Contact-Free Delivery-Acknowledgement

WHEREAS the COVID-19 pandemic has heightened awareness of the advisability to avoid touching potentially contaminated surfaces, and to avoid potentially contaminating surfaces that others might touch; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall pay Regional Fire \$2,265.65 (+HST) to install an additional Key-Fob Reader at the Front Desk for resident's use when acknowledging receipt of parcels at the Front Desk; AND,

BE IT RESOLVED that, following installation of the aforementioned additional Key-Fob Reader, residents must bring their Key-Fobs with them when retrieving deliveries from the Front Desk and must use such Key-Fobs as the sole means of acknowledging receipt of deliveries; and, further,

BE IT RESOLVED that payment for the foregoing shall be from the Operating Fund.
Scott Froebe/James Louttit — Carried

(c) Re-Caulking Report:

Resolution 200521R08: Receiving an Engineer's Report as Information

WHEREAS MTCC 1170 has received Building Sciences' "Construction Review Report N^o 1" for Project N^o 03136 (namely "re-caulking"), THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 accepts the aforementioned report as information.
Scott Froebe/James Louttit

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 Date of the Next Meeting(s):

(a) Regular Meeting #200618R: 1800h on Thursday 18 June 2020.

14 Motion for Adjournment

Resolution 200521R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 200521R at 1824h on Thursday 21 May 2020.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

for Secretary: James Louttit