



THE METROPOLE

17 September 2020

Minutes of MTCC 1170 Meeting Number 200917R — Held on 17 September 2020

Present: Board — Keith Bricknell, Scott Froebe, James Louttit, Nives Malara, and Sheila Sproule (all by Zoom).

Regrets: ICC Property Management

- 01 Call to Order: Keith Bricknell called the meeting to order at 1820h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 200917R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 200917R, as presented.
Scott Froebe/James Louttit — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #200917R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 200917R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 200820R, as presented.
James Louttit/Nives Malara — Carried
- 05 Administrative and Security Reports:
(a) Where applicable, Corporate Officers responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.
(i) In-Suite Security Remediation: Please refer to Section 07(a) of these Minutes.
(ii) Fancoil Maintenance: Please refer to Section 07(b) of these Minutes.
(iii) Electronic Meeting By-Law: Please refer to Section 11(a) of these Minutes.
(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 200917R03: 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 September 2020, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2019 to 31 July 2020, and the Front Desk Security Report for the period 03 August 2020 to 03 September 2020.
Nives Malara/James Louttit — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:
(a) In-Suite Security Remediation: Directors sought further clarification about the responses to the RfP and asked the President and/or the General Manager to work with Management in seeking such clarification.

(b) Fancoil Maintenance:

Resolution 200917R04: Awarding a Multiyear Fancoil Maintenance Contract

WHEREAS suites' fancoil units perform best if filter-replacement and preventive maintenance can occur biannually; THEREFORE,

BE IT RESOLVED that MTCC 1170 accepts Climanetics Inc's quote for a three-year contract (commencing no sooner than 23 September 2020), with a non-escalating price of \$31.50 per suite per year (plus applicable taxes) to replace fancoil units' filters and perform preventive maintenance biannually; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted shall be from the Operating Fund.
Scott Froebe/Sheila Sproule — 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) Electronic Meeting By-Law: Keith Bricknell surrendered the Chair to Sheila Sproule.

Resolution 200917R05: Adopting an Electronic Meetings and Electronic Voting By-Law

WHEREAS temporary measures available to condominium corporations during the COVID-19 pandemic will end on 21 November 2020; AND,

WHEREAS the COVID-19 pandemic has alerted Directors to the benefits of providing an ongoing electronic meeting and voting mechanism to the Owners; THEREFORE,

BE IT RESOLVED that MTCC 1170's Directors adopts "By-Law N^o 13 — Electronic Meetings and Electronic Voting By-Law" and authorises its attachment to the Minutes for Meeting #200917R; AND, FURTHER,

BE IT RESOLVED that MTCC 1170's Directors shall, in the first instance, present the aforementioned By-Law to the Owners for their approval at AGM 2020.
Keith Bricknell/James Louttit — Carried

Keith Bricknell resumed the Chair.

(b) Farewell:

Resolution 200917R06: Acknowledging a Property Manager's Departure

WHEREAS the Board President has received oral notification of the Property Manager's (ie, Nancy Bijelic's) resignation from employment with ICC Property Management Ltd, and has confirmed the oral notification by visiting <https://iccpROPERTYMANAGEMENT.COM/LEADERSHIP>; THEREFORE,

BE IT RESOLVED that MTCC 1170's Directors accept the Board President's narration as information; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 regrets Ms Nancy Bijelic's departure from ICC Property Management Ltd, regrets the fact that COVID-19 prevents in-person celebration of Ms Bijelic's excellent work, and wishes Ms Bijelic success in her future endeavours; AND, FURTHER,

BE IT RESOLVED that MTCC 1170's Board shall direct the *ad hoc* Committee's chairperson to recognise Ms Bijelic's excellent work when *pro rata* distributions from the MTCC 1170 Staff Fund occur in December 2020.

Nives Malara/Scott Froebe — 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 Date of the Next Meeting(s):

(a) Regular Meeting #201022R: 1800h on Thursday 22 October 2020.

14 Motion for Adjournment

Resolution 200917R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 200917R at 1835h on Thursday 17 September 2020.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #201022R