



THE METROPOLE

17 December 2020

Minutes of MTCC 1170 Meeting Number 201217R — Held on 17 December 2020

Present: Board — Keith Bricknell, Scott Froebe, James Louttit, Nives Malara, and Sheila Sproule; and, PropertyWright Management: Nancy Bijelic (all by Microsoft Teams).

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 1812h.

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

Resolution 201217R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 201217R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #201217R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 201217R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 201119R, as presented.

Sheila Sproule/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) Drain-Replacement: Please refer to Section 11(a) of these Minutes.

(ii) Security System Reconfiguration: Please refer to Section 11(b) of these Minutes.

(iii) Suite Alarm Study: Please refer to Section 11(c) 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 201217R03: 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 December 2020, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2019 to 31 October 2020, and the Front Desk Security Report for the period 04 November 2020 to 03 December 2020.

Nives Malara/Sheila Sproule — Carried

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

(a) Upper Zone's MUA: Management reported that Building Sciences' engineers are currently assessing this equipment.

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) Drain Repairs:

Resolution 201217R04: Authorising Drain Repairs

WHEREAS recent events have indicated the necessity for drains' remediation; THEREFORE,

BE IT RESOLVED that MTCC 1170 affirms Directors' emailed consent to have Jermark Plumbing and Mechanical complete the following work...

(a) replace portions of the parking garages' drainpipes for \$11,780.25 (incl HST); AND,

(b) reconfigure the XX13 riser's drainpipe to improve flow and prevent sporadic reflux for \$2,649.85 (incl HST); AND, FURTHER,

BE IT RESOLVED that payment for this work shall be from the Reserve Fund.

Scott Froebe/James Louttit — Carried

(b) Security System Reconfiguration: Keith Bricknell surrendered the Chair to James Louttit.

Resolution 201217R05: Authorising Security System Reconfigurations

WHEREAS Security Staff have recommended reconfigurations of the video surveillance system; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Regional Fire to complete the following work...

(a) for \$4,062.35 (incl HST), install an intercom at the back door leading into the easement's laneway so Security can issue warnings to trespassers, rather than confronting them directly in the first instance; AND,

(b) for \$4,018.28 (incl HST), reconfigure existing camera-feeds to allow surveillance of the P1 ramp; AND, FURTHER,

BE IT RESOLVED that payment for this work shall be from the Reserve Fund, reflecting the initial use of funds in Resolution #040825R08.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(c) Suite Alarm Investigation

Resolution 201217R06: Authorising a Suite-Alarm Study

WHEREAS MTCC 1170 has experienced instances in which a nocturnal in-building fire alarm has coincided with generalised emergency alarms throughout the downtown area, thus severely delaying the TFD's attendance at MTCC 1170; AND,

WHEREAS in August 2018, the above-noted coincidence caused MTCC 1170's in-building fire alarms to have to ring continuously for ≥ 90 minutes; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying M&E Engineering \$2,350.00 (+HST) to report on the feasibility (logistical and legal) of installing in-suite fire alarm silencing devices; AND, FURTHER,

BE IT RESOLVED that payment for this work shall be from the Operating Fund.

James Louttit/Nives Malara — 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 #210121R: 1800h on Thursday 21 January 2021.

14 Motion for Adjournment

Resolution 201217R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 201217R at 1822h on Thursday 17 December 2020.

Scott Froebe/James Louttit — Carried

President: Keith Bricknell

Secretary: Sheila Sproule

Unofficial — Pending Adoption