



THE METROPOLE

18 February 2021

Minutes of MTCC 1170 Meeting Number 210218R — Held on 18 February 2021

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 1820h.

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

Resolution 210218R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 210218R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #210218R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 210218R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 210218R, 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) Upper Zone MUA: Please refer to Section 07(a) of these Minutes.

(ii) Outdoor Common Elements: Please refer to Section 07(b) of these Minutes.

(iii) Internet and Telephones: Please refer to Section 11(a) of these Minutes.

(iv) Fire Alarm Silencing: Please refer to Section 11(b) of these Minutes.

(v) HVAC Repairs: Please refer to Section 11(c) of these Minutes.

(vi) Dryer Vent Cleaning: Please refer to Section 11(d) of these Minutes.

(vii) Wrong-Lane Camera/Signalling: Please refer to Section 11(e) of these Minutes.

(viii) COVID-Related Protections: Please refer to Section 11(f) of these Minutes.

(ix) 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 210218R03: 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 2021 and the Front Desk Security Report for the period 04 January 2021 to 04 February 2021.

Nives Malara/Sheila Sproule — Carried

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

Keith Bricknell surrendered the Chair to James Louttit.

(a) Upper Zone's MUA:

Resolution 210218R04: Receiving an Engineers' Condition-Report as Information

WHEREAS MTCC 1170 has Received Building Sciences' report on the MUAs ("Report");
THEREFORE,

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

BE IT RESOLVED that MTCC 1170 instructs Management to continue working with Building Sciences, and with the HVAC contractor in exploring issues that the Report identifies.

Keith Bricknell/Scott Froebe — Carried

Resolution 210218R05: Authorising Repairs to the Upper Zone's MUA

WHEREAS MTCC 1170's Upper Zone's make-up air unit (MUA) needs repairs; THEREFORE,

BE IT RESOLVED that MTCC 1170 accepts Ambient Mechanical's Quote Number QUO-13244-M8M6 for \$7,658.00 (plus applicable taxes) to perform a "...leak check and repair [of] Upper Zone second stage circuits..."; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 accepts Ambient Mechanical's Quote Number QUO-13243-L7W0 for \$24,105.34 (plus applicable taxes) to "...change compressor on upper zone MUA circuit one..."; AND, FURTHER,

BE IT RESOLVED that payment for work described in Quote Number QUO-13244-M8M6 shall be from the Operating Fund, and payment for work described in Quote Number QUO-13243-L7W0 shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(b) Outdoor Common Elements: Given the City's imminent request to extend the COVID lockdown until mid-March 2021 and given that access to the outdoor common elements is via connected indoor common elements, Directors agreed to continue exclusion from the outdoor common elements. Given that a "third wave" is always possible, with further lockdown-extensions, Directors also asked Management to investigate and report on ways of allowing access to the outdoor common elements while simultaneously placing the connected indoor common elements "off-limits".

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) Internet and Telephones: Directors approved Management's proposed reconfiguration and choice of providers.

(b) Fire Alarm Silencing:

Resolution 210218R06: Receiving an Engineering Report as Information

WHEREAS MTCC 1170 has Received M&E Engineering Ltd's "Fire Alarm Silencing Investigation Report" ("Report"); THEREFORE,

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

BE IT RESOLVED that MTCC 1170 authorises paying Regional Fire \$1,440.00 (+HST) to conduct the tests that must precede implementing the Report's recommendation of "Option-2: Automatic signal silence from fire panel (programming)", especially given that retrofitting individual "hush-buttons" in all suites would cost approximately \$375,600; AND, FURTHER,

BE IT RESOLVED that payment to Regional Fire shall be from the Operating Fund.
James Louttit/Sheila Sproule — Carried

(c) HVAC Repairs:

Resolution 210218R07: Authorising HVAC Repairs

WHEREAS Management has advised the necessity for four (4) HVAC repairs; THEREFORE,
BE IT RESOLVED that MTCC 1170 authorises paying Ambient Mechanical to perform the following replacements for the amounts indicated for each:

01 Elevator Room Thermostats — \$1,174.07 (including HST);

02 Chiller Temperature Sensor — \$1,951.31 (including HST);

03 Chemical Pot Feed, Filter Housing, and Piping: \$7 947.74 (including HST);

AND,

04 Heating Boilers' Thermometers: \$ 1,045.82 (including HST); AND, FURTHER,

BE IT RESOLVED that payment for these replacements shall be from the Reserve Fund.
Nives Malara/Scott Froebe — Carried

(d) Dryer Vent Cleaning:

Resolution 210218R08: Authorising Dryer Vent Cleaning

WHEREAS occluded dryer vents waste energy and cause overheating by placing additional load on vents' exhaust fans, as well as being a [frequent cause of dryer-fires](#); THEREFORE,

BE IT RESOLVED that MTCC 1170 shall employ Dryerfighters Inc to perform biennial dryer vent cleaning for \$17,741.00 (including HST) at a date that Management shall decide, and with COVID-precautions that Management shall prescribe; AND, FURTHER,

BE IT RESOLVED that payment for this service shall be from the Operating Fund.
Sheila Sproule/Nives Malara — Carried

(e) Wrong-Lane Camera/Signalling:

Resolution 210218R09: Authorising Wrong-Lane Ramp Sensor

WHEREAS driving in the wrong lane on the P1-P3 ramps could cause a serious accident; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall pay Regional Fire \$3,705.27 to supply and install a "smart camera" to document wrong-lane instances and to send an audible alarm to the Security Desk when a vehicle uses the wrong lane in the ramp from P1 to street level; AND, FURTHER,

BE IT RESOLVED that payment for this service shall be from the Reserve Fund.
Scott Froebe/James Louttit — Carried

(f) COVID-Related Protections: Directors approved Management's request for another round of "extended" sanitising of "touch-areas", and for placement of additional hand-sanitisers at strategic locations. For the foregoing items, a ratifying motion, as to final costs, will likely occur during March 2021's Regular Board Meeting. Directors also asked Management to order KN95 face masks for staff, as replacements for the masks that they are currently using.

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 #210318R: 1800h on Thursday 18 March 2021.

14 Motion for Adjournment

Resolution 210218R10: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 210218R at 1835h on Thursday 18 February 2021.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #210318R