**Minutes of MTCC 1170 Meeting Number 210422R — Held on 22 April 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 1813h.

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

Resolution 210422R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 210422R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #210422R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 210422R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 210318R, 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) Window Cleaning: Please refer to Section 11(a) of these Minutes.
(ii) Canada Post Parcel Boxes: Please refer to Section 11(b) of these Minutes.
(iii) Landscaping: Please refer to Section 11(c) of these Minutes.
(iv) Elevators' Refurbishment: Please refer to Section 11(d) of these Minutes.
(v) 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 210422R03: 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 April 2021, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2020 to 31 January 2021, and the Front Desk Security Report for the period 05 March 2021 to 04 April 2021.

Nives Malara/Sheila Sproule — Carried

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

(a) Fire Alarm Silencing: Testing has occurred to determine whether relatively inexpensive system-reprogramming would suffice for fire alarm silencing. Management reports that it would

Accepted at Meeting #210520R

not suffice. Thus, extensive rewiring would be necessary, probably at costs >$300K to provide building-wide alarm silencing. Such an expense would be neither feasible nor Reserve Fund-eligible. Management went on to say that individual units could still avail themselves of a "Section 98" addition, alteration, or improvement agreement and install alarm silencing at their own expense.

(b) Outdoor Common Elements: Given the GTA's currently stringent restrictions, Management suggested deferring access to the outdoor common elements until at least 20 May 2021. Directors agreed with the suggestion.

(c) COVID Safety Plan: Management will be augmenting the current plan to reflect the letter and spirit of the most recent restrictions.

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) Window Cleaning:

Resolution 210422R04: Authorising Exterior Window Cleaning

WHEREAS Canada Wide Window Cleaning Inc has presented Quote Number 145762 ("Quote"); THEREFORE,

BE IT RESOLVED that, MTCC 1170 authorises payment of $10,158.70 (incl HST) for completion of tasks that the Quote describes; AND, FURTHER,

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

James Louttit/Scott Froebe — Carried

(b) Canada Post Parcel Boxes:

Resolution 210422R05: Authorising Canada Post Parcel Lockers

WHEREAS 22,945 parcel-deliveries passed through the Front Desk in 2020 and YTD deliveries as of 31 March 2021 are almost equal to 2011's total annual deliveries; AND,

WHEREAS despite the scanning system and the automated notifications, deliveries tend to divert Security's attention from primary functions; THEREFORE,

BE IT RESOLVED that, having already consulted with the Toronto Fire Department about safety-related issues, MTCC 1170 will allow Canada Post to install four (4) parcel lockers in the loading dock's corridor to partly reduce the volume of parcels passing through the Front Desk; AND, FURTHER,

BE IT RESOLVED that the above-noted installations shall occur at no cost to MTCC 1170.

Nives Malara/Sheila Sproule — Carried

(c) Landscaping:

Resolution 210422R06: 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) $4,902.00 (incl HST) for summer maintenance from 15 April 2021 until 14 November 2021 (inclusive of both dates);

Adopted at Meeting #210520R

(b) $3,503.00 (incl HST) for watering from 15 April 2021 until 14 November 2021 (inclusive of both dates); AND,

(c) $3,700.75 (incl HST) for supplying and planting annual plants on the roof's terrace, the 5th floor's terrace, and the Victoria Street townhouses' planters; AND,

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

(d) Elevators' Refurbishment: Keith Bricknell surrendered the Chair to James Louttit
Resolution 210422R07: Authorising Acceleration of Elevators' Refurbishment

WHEREAS MTCC 1170 wishes to accelerate refurbishment of the remaining two "tower" elevators; THEREFORE,

BE IT RESOLVED that, MTCC 1170 authorises payment of an additional $72,000.00 to Vertical Motion ($36,000 per elevator) to cover the incremental costs necessary for providing six-day (6) work-weeks and extended working days whilst refurbishing the remaining two "tower" elevators; AND, FURTHER,

BE IT RESOLVED that payment shall be from the Reserve Fund.
Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

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 #210520R: 1800h on Thursday 20 May 2021.

14 Motion for Adjournment
Resolution 210422R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 210422R at 1823h on Thursday 22 April 2021.
Scott Froebe/James Louttit — Carried

"Keith Bricknell" "Sheila Sproule"

President: Keith Bricknell Secretary: Sheila Sproule

Adopted at Meeting #210520R