



THE METROPOLE

23 September 2021

Minutes of MTCC 1170 Meeting Number 210923R — Held on 23 September 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 1817h.

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

Resolution 210923R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 210923R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #210923R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 210923R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 210819R, 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 and Slab Repairs: Please refer to Section 11(a) of these Minutes.

(ii) Fancoil Drain-Purge: Please refer to Section 11(b) of these Minutes.

(iii) Garbage Room Compressor: Please refer to Section 11(c) of these Minutes.

(iv) Swimming Pool's Dehumidifier: Please refer to Section 11(d) of these Minutes.

(v) Bell Marketing: Please refer to Section 11(e) of these Minutes.

(vi) Fancoils' Filters and Drainage-Testing: Please refer to Section 11(f) of these Minutes.

(vii) 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 210923R03: 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 2021, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2020 to 31 July 2021, and the Front Desk Security Report for the period 05 August 2021 to 04 September 2021.

Nives Malara/Sheila Sproule — Carried

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

(a) Elevators' Refurbishment: Given the Province of Ontario's ongoing precautions, and the fluctuating COVID case-numbers, MTCC 1170 should continue to maintain "distancing" on its elevators. The maintenance of such "distancing" would be incompatible with shutting down a tower elevator for the time necessary for refurbishment. Management will continue to monitor developments on the "Roadmap to Reopen" and advise the Board accordingly. In that regard, Ontario's daily case-counts are available at <https://covid-19.ontario.ca/covid-19-epidemiologic-summaries-public-health-ontario#daily>

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

Keith Bricknell surrendered the Chair to James Louttit.

(a) Drain and Slab Repairs:

Resolution 210923R04: Receiving an Engineer's Report and RfP Template

WHEREAS MTCC 1170 has Received Building Sciences' Report and RfP Template #03136 ("Report") on one of P2-P3's Drains, and on the Compactor/Garbage Room's and Loading Dock's floor-slabs; 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 Buildings Sciences, in soliciting bids from contractors that Building Sciences deems qualified to address issues that the Report identifies.

Scott Froebe/Keith Bricknell — Carried

(b) Fancoil Drain-Purge:

Resolution 210923R05: Purging Fancoil Drains' Main Lines

WHEREAS MTCC 1170 wishes to ensure efficacious drainage of condensate from suites' fancoil assemblies; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Jermark Plumbing \$26,690.00 (+HST) to purge the fancoil drains' main lines; AND, FURTHER,

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

Keith Bricknell/Scott Froebe — Carried

(c) Garbage Room Compressor:

Resolution 210923R06: Replacing a Garbage Room Compressor

WHEREAS Management has reported failure of a garbage room compressor; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Ambient Mechanical \$7,836.74 (+HST) to supply and install a new garbage room compressor; AND, FURTHER,

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

Scott Froebe/Keith Bricknell — Carried

(d) Swimming Pool's Dehumidifier:

Resolution 210923R07: Replacing Swimming Pool Dehumidifier Components

WHEREAS Management has reported that the swimming pool's dehumidifier's board, display, and humidity sensor have failed; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Ambient Mechanical \$6,256.47 (+HST) to complete remediation that quote #QUO-16903-J0P3 describes; AND, FURTHER,

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

Keith Bricknell resumed the Chair.

(e) **Bell Marketing:** Pursuant to MTCC 1170's By-Law 7, MTCC 1170 grants permission to Bell Canada to set up a small kiosk in the Main Lobby from 1500h to 2000h for two (2) days to market their services. Therein, MTCC 1170 also grants permission for Management to prescribe the COVID-related precautions for this marketing exercise.

(f) **Fancoils' Filter and Drainage-Testing:** This work reflects the contractor's obligations encompassed in MTCC 1170's Resolution #200917R04. Directors agreed to Management's tentative commencement-date of Monday 04 October 2021.

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 #210923R: 1800h on Thursday 21 October 2021.

14 **Motion for Adjournment**

Resolution 210923R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 210923R at 1827h on Thursday 23 September 2021.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

Secretary: Sheila Sproule