



THE METROPOLE

21 October 2021

Minutes of MTCC 1170 Meeting Number 211021R — Held on 21 October 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 1821h.

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

Resolution 211021R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 211021R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #211021R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 211021R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 210923R, 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) Deferring Authorised Repairs: Please refer to Section 07(b) of these Minutes.

(ii) Repairs to Exclusive-Use Common Elements: Please refer to Section 11(a) of these Minutes.

(iii) Fiscal 2021-2022's Budget: Please refer to Section 11(b) of these Minutes.

(iv) *Ad Hoc* Committees: Please refer to Section 11(c) 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 211021R03: 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 October 2021, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2020 to 31 August 2021, and the Front Desk Security Report for the period 05 September 2021 to 04 October 2021.

Nives Malara/Sheila Sproule — Carried

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

- (a) Elevators' Refurbishment (Unchanged since Meeting #210923R): 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>
- (b) Deferring Work Described in Resolution #210923R05: Directors agreed with Management's suggestion to defer work until the 2022 cooling season's onset, *and* until receiving further information about fancoil units' insulation.

08 Correspondence Requiring Action and/or Response: Directors approved the response to an XX08 unit's email.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Repairs to Exclusive-Use Common Elements: Directors agreed with Management's recommendations regarding repairs to some Units' exclusive-use common elements (MTCC 1170's duty to repair). A motion as to costs should occur during Meeting #211118R.

(b) Fiscal 2021-2022's Budget:

Resolution 211021R04: Approval of the 2021-2022 Budget

WHEREAS the *Condominium Act* and *Regulations* require condominiums' boards to assume sole responsibility for passing annual budgets; AND,

WHEREAS the Board of Directors of Metropolitan Toronto Condominium Corporation Number 1170 has received, examined, and discussed recommendations from PropertyWright Management's personnel; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation Number 1170 authorises the following budget for 01 December 2021 to 30 November 2022 (inclusive of both dates):

(a) an Operating Budget of \$2,149,532.00; and,

(b) a Reserve Fund Contribution of \$689,833.00; AND, FURTHER,

BE IT RESOLVED that that the Board of Directors of Metropolitan Condominium Corporation authorises the Treasurer, the General Manager, or the President, or any of them, to append materials to distribution-copies of the above-noted Budget, explaining the Budget *per se*, and/or any circumstances that might give rise to a Special Assessment during the above-noted Budget's operating period.
Nives Malara/Sheila Sproule — Carried

(c) Reconstituting *Ad Hoc* Committees and Appointing/Reappointing Chairs:

- (i) Toronto Fire Department Toy Drive: Directors agreed that the Vice President should continue as sponsor of this activity and thanked him in advance for his involvement.
- (ii) MTCC 1170 Staff Fund: Directors agreed that Mrs Margaret "Peggy" Bricknell should continue as Chair of this committee and thanked her in advance for her involvement.

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 #211118R: 1800h on Thursday 18 November 2021.

14 Motion for Adjournment

Resolution 211021R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 211021R at 1830h on Thursday 21 October 2021.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #211118R