



THE METROPOLE

20 January 2022

Minutes of MTCC 1170 Meeting Number 220120R — Held on 20 January 2022

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 1810h.

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

Resolution 220120R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220120R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220120R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 220120R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 211216R, 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) Boiler #2's Repairs: Please refer to Section 11(a) of these Minutes.

(ii) Parking Garages' Drainpipes: Please refer to Section 11(b) of these Minutes.

(iii) Commercial Unit's Door-Treatment: Please refer to Section 11(d) 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 220120R03: 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 January 2022 and the Front Desk Security Report for the period 04 December 2021 to 03 January 2022.

Sheila Sproule/Nives Malara — Carried

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

- (a) Elevators' Refurbishment: The Board agreed to defer refurbishing Elevator #1 (T1) until, at very least, Ontario's government clarifies its position on COVID-restrictions — especially regarding appropriate distancing in confined spaces such as elevators' cabs.

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) Boiler #2:

Resolution 220120R04: Boiler #2's Repairs

WHEREAS Management has reported that repairs are necessary to Boiler #2; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Ambient Mechanical to complete repairs that Quote #QUO-17834-K2L6 describes:

01 replace [top end refractory](#) and metal header on Boiler #2 for \$4,053.08 (+HST); AND, FURTHER,

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

(b) Garages' Drainpipes: Engineering information about PVC piping suitable for replacing cast iron piping failed to arrive in time for Meeting #220120R. Management will advise the Board when the information becomes available and seek the Board's directions.

(c) Receiving Committees' Reports:

Resolution 220120R05: Receiving Reports as Information

WHEREAS MTCC 1170 has received two reports during Meeting 220120R; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 responds as follows to the above-noted items.

01 MTCC 1170 Staff Fund Committee: MTCC 1170 accepts the Staff Fund Committee's written report as information. The Board of Directors thanks residents for their continuing support of the Staff Fund, and the Fund's Chairperson for her facilitation thereof.

02 Toronto Fire Department Toy Drive: MTCC 1170 accepts the Vice President's oral report as information. The Board of Directors thanks residents for their continuing support of the TFD Toy Drive and the Vice President for his facilitation thereof.

Sheila Sproule/Nives Malara — Carried

(d) Commercial Unit's Recent Door-Treatment: Having considered, *inter alia*, MTCC 1170's By-Law Number 6 and Sections 11(d), 14(c), and 17 of MTCC 1170's Declaration, the Board issued directions to Management regarding the aforementioned commercial unit's door-treatment.

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 #220217R: 1800h on Thursday 17 February 2022.

14 Motion for Adjournment

Resolution 220120R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220120R at 1817h on Thursday 20 January 2022.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #220217R