



THE METROPOLE

17 February 2022

Minutes of MTCC 1170 Meeting Number 220217R — Held on 17 February 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 1812h.

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

Resolution 220217R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220217R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220217R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 220217R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220120R, 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) Parking Garages' Drainpipes: Please refer to Section 07 (b) of these Minutes.

(ii) Insurance Premium: Please refer to Section 11(a) of these Minutes.

(iii) Fire System Remediation: Please refer to Section 11(b) of these Minutes.

(iv) Sprinkler Room Heater: Please refer to Section 11(c) of these Minutes.

(v) Load Evaluation Report: Please refer to Section 11(d) of these Minutes.

(vi) Automated Door's(s') Drive Motor: Please refer to Section 11(e) 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 220217R03: 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 2022 and the Front Desk Security Report for the period 04 January 2022 to 03 February 2022.

Nives Malara/Sheila Sproule — Carried

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

(a) Elevators' Refurbishment: The Board agreed to defer discussion of refurbishing Elevator #1 (T1) until it assesses the re-opening protocols that Ontario *actually* adopts on 15 March 2022.

(b) Garages' Drainpipes:

Keith Bricknell surrendered the Chair to James Louttit.

Resolution 220217R04: Replacing Garages' Drainpipes

WHEREAS Management has reported that age-related and/or road-salt related deterioration necessitates replacing portions of the garages' cast iron drainpipes; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Jermark Plumbing to complete the following repairs:

01 replace the deteriorated drainpipes with XFR plastic drainpipes for \$12,500.00 (+HST); AND, FURTHER,

BE IT RESOLVED that payment for these replacements shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

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) Valuation Report:

Resolution 220217R05: Receiving an Insurance Valuation Report as Information

WHEREAS [Afirm](#) has provided its valuation report ("Report"), pursuant to Resolution 211216R05; THEREFORE,

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

BE IT RESOLVED that MTCC 1170 authorises payment of the additional *pro rata* premium necessary for increasing MTCC 1170's valuation and coverage *from* \$143,157,300.00 *to* \$143,643,194.00.

Nives Malara/Sheila Sproule — Carried

(b) Fire System Remediation:

Resolution 220217R06: Authorising Fire System Remediation

WHEREAS Regional Fire and Security Systems ("Regional") has delivered its Annual Fire Inspection Record ("Record"); THEREFORE,

BE IT RESOLVED that MTCC 1170 received Regional's Record as information; AND, FURTHER,

BE IT RESOLVED authorises the following payments from the Reserve Fund, reflecting Regional's Estimate #3851:

01 General Deficiencies — \$4,863.52 (Incl HST);

02 Lighting Deficiencies — \$186.45 (Incl HST);

03 Fire Extinguisher Deficiencies — \$8,678.40 (Incl HST);

04 Commercial Units' Fire Extinguishers (reimbursed by those commercial units): \$372.90 (Incl HST); AND,

05 Sprinkler Deficiencies: \$7,249.52 (Incl HST).

James Louttit/Scott Froebe — Carried

(c) Sprinkler Room Heater:

Resolution 220217R07: Replacing Sprinkler Room's Heater

WHEREAS Management has reported that the heater in the sprinkler system's booster pump room requires replacement; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Ambient Mechanical \$4,181.98 (+HST) to complete work described in Ambient Mechanical's Quote #QUO-17996-G2C6; AND, FURTHER,

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

(d) Load Evaluation Report:

Resolution 220217R08: Receiving a Load Analysis Report as Information

WHEREAS [ElectroGeneSys](#) has provided its preliminary electrical load evaluation report ("Report"); THEREFORE,

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

BE IT RESOLVED that MTCC 1170 directs Management to refer the Report to Building Sciences for further evaluation and advice.

Sheila Sproule/Nives Malara — Carried

(e) Automated Door's(s') Drive-Motor:

Resolution 220217R09: Replacing an Automated Door's(s') Drive-Motor

WHEREAS Management has reported that an automated King Street door's drive-motor requires replacement; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Hi-Lon Glass \$3,830.70 (Incl HST) to complete replacement-work described Quote #NO094168; AND, FURTHER,

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

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 #220328R: 1800h on Monday 28 March 2022.

14 Motion for Adjournment

Resolution 220217R10: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220217R at 1822h on Thursday 17 February 2022.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

Secretary: Sheila Sproule