



## THE METROPOLE

21 April 2022

### Minutes of MTCC 1170 Meeting Number 220421R — Held on 21 April 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 220421R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220421R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220421R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 220421R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220328R, 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) COVID Mandates and Elevator Refurbishment: Please refer to Sections 07 (a) and (b) of these Minutes.

(ii) Defibrillator Replacements: Please refer to Section 11(a) of these Minutes.

(iii) Loading Dock's Door: Please refer to Section 11(b) of these Minutes.

(iv) Southern Exterior Doors: Please refer to Section 11(c) of these Minutes.

(v) AGM 2022: Please refer to Section 11(d) of these Minutes.

(vi) 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 220421R03: 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 2022, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2021 to 31 December 2021, and the Front Desk Security Report for the period 05 March 2022 to 03 April 2022.

Nives Malara/Sheila Sproule — Carried

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

- (a) Elevators' Refurbishment: Management advised the Board that refurbishment of the last tower elevator (T1) would begin on 01 July 2022, with an *estimated* duration of nine weeks.
- (b) COVID Mandates: Directors thanked the President for complying with their prior request to prepare a "post-mandate" newsletter and authorised the newsletter's attachments to the Minutes of Meeting #220421R.

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) Defibrillator Replacement:

Resolution 220421R04: Replacing Defibrillators

WHEREAS Management has reported that the defibrillators' batteries are no longer available and that the defibrillators must, therefore, be replaced; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Vita First Aid](#) \$5,685.00 (net price, post-buyback +HST) to supply and install three (3) "[Zoll AED 3](#)" defibrillators; AND, FURTHER,

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

(b) Loading Dock's Door:

Resolution 220421R05: Replacing the Loading Dock's Door

WHEREAS Management has reported that the loading dock's door has failed; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Candoor Overhead Doors Ltd](#) \$39,775.00 (+HST) to supply and install a [TNR "Direct Drive Springless"](#) loading dock door; AND, FURTHER,

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

(c) Southern Exterior Doors:

Resolution 220421R06: Replacing the Exterior Steel Doors

WHEREAS Management has reported that three exterior steel doors on the south side of the building have suffered considerable irreparable rust-damage; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Hi-Lon Glass Services Ltd \$7,208.79 (incl HST) to complete work described in their Quote #NO094236; AND, FURTHER,

BE IT RESOLVED that payment for this replacement shall be from the Reserve Fund.  
Nives Malara/Sheila Sproule — Carried

(d) AGM 2022:

Resolution 220421R07: Motion for an AGM and AGM Package

BE IT RESOLVED the Board of Directors of MTCC 1170 agrees to and/or authorises the following:

- (a) MTCC 1170's AGM (hereinafter, "AGM 2022") shall commence at 7:30pm on Monday 30 May 2022 (with registration beginning one-half hour earlier);
- (b) MTCC 1170 shall employ [CondoVoter](#) to solicit votes, distribute documents, act as scrutineer, and, by all other means necessary, facilitate AGM 2022 as a "virtual" AGM for \$1,960.00 (+HST);
- (c) AGM 2022's information package to owners shall include, *inter alia*, the following items:
  - (i) an information-letter, agenda, proxy-form, and instructions, in the same general format that MTCC 1170 used for AGM 2021, but amended, as might be necessary, to reflect the *Condominium Act's* requirements;
  - (ii) a President's Report, in the same general format that MTCC 1170 used for AGM 2021; AND,
  - (iii) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2022.

Sheila Sproule/Nives Malara — 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) Special Meeting: At the Board President's call (with Directors' unanimous agreement during Meeting #220421R) in late April 2022 or early May 2022.
  - (b) Regular Meeting #220519R: 1800h on Thursday 19 May 2022.
- 14 Motion for Adjournment  
Resolution 220421R08: Adjournment  
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220421R at 1819h on Thursday 21 April 2022.  
Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

Secretary: Sheila Sproule



# THE METROPOLE

30 March 2022

## COVID Precautions in the Common Elements

First, some clarification is necessary. [Yes, the Province of Ontario has substantially relaxed COVID-related precautions](#). However, that relaxation is not universal. For example, on 21 March 2022, the Condominium Authority of Ontario provided the following disclaimer:

“Please note that condominium corporations may implement safety measures in addition to those required by the Government of Ontario to meet the health and safety goals specific to their condominium corporation. Considering this, each condominium corporation should assess their situations carefully and continue to implement the safety measures that are right for them.”

Nonetheless, to comply with the letter and spirit of the Province of Ontario’s policies, your Board has asked Management to amend protocols as follows...

- ❖ Proof of Vaccination-Status: No longer necessary
- ❖ Mask Mandate: Facemasks are no longer obligatory in MTCC 1170’s Common Elements.
- ❖ Exercise Facilities: Pre-bookings, pre-clearances, and capacity-limits have ceased. Nonetheless, as an abundance of caution, the “cardio” and “resistance-training” facilities will continue to be separate.

The point, though, is that mere legislation cannot abolish either epidemics or pandemics. A more reliable perspective continues to be available at [Ontario’s Science Table](#) (one of many equally reliable medical and/or scientific sources). Another indicator of COVID’s actual and/or potential prevalence is the [City of Toronto’s wastewater surveillance](#). Since evidence of COVID is present in excreta, this, too, is a reliable predictor.

|                   |               | RECEIVER IS WEARING |          |               |               |              |
|-------------------|---------------|---------------------|----------|---------------|---------------|--------------|
|                   |               | Nothing             | Cloth FC | Surgical Mask | N95 FFR (10%) | N95 FFR (1%) |
| SOURCE IS WEARING | Nothing       | 15 MIN              | 20 MIN   | 30 MIN        | 2.5 HR        | 25 HR        |
|                   | Cloth FC      | 20 MIN              | 27 MIN   | 40 MIN        | 3.3 HR        | 33 HR        |
|                   | Surgical Mask | 30 MIN              | 40 MIN   | 60 MIN        | 5 HR          | 50 HR        |
|                   | N95 FFR (10%) | 2.5 HR              | 3.3 HR   | 5 HR          | 25 HR         | 250 HR       |
|                   | N95 FFR (1%)  | 25 HR               | 33 HR    | 50 HR         | 250 HR        | 2,500 HR     |

After considering sources of *reliable* medical and/or epidemiological evidence, your Board and Management *very* strongly recommend that all staff, residents, and invitees should continue with physical distancing and N95 (or certified equivalent) facemasks. This advice reflects the following realities...

- ❖ COVID’s Continuing Mutation in Under-vaccinated Areas: [Research in a British medical publication, The Lancet](#), indicates that COVID mortality-rates might be 300% of reported estimates. Viruses do what they want to do. Mutating and jumping international borders is how they persist. How else did COVID’s mutations (Delta, Omicron, etc) appear? This reality continues to be worrisome.
- ❖ Transmissibility: [The American Conference of Governmental Industrial Hygienists](#) quantifies it in a graphic titled “Time to Infectious Dose for Someone Not Infected with COVID-19” (above). Given what the world-renowned [Mayo Clinic](#) and [Johns Hopkins Medical Faculty](#) have said about “long COVID”, and given the evidence about transmissibility, facemasks are surely a prudent choice.

Thank you for your attention to this newsletter. Please direct questions to the Management Office.

The Board of Directors — MTCC 1170