



## THE METROPOLE

19 May 2022

### Minutes of MTCC 1170 Meeting Number 220519R — Held on 19 May 2022

Present: Board — Keith Bricknell, Scott Froebe, James Louttit, and Sheila Sproule;  
and, PropertyWright Management: Nancy Bijelic (all by Microsoft Teams).

Regrets: Nives Malara

01 Call to Order: Keith Bricknell called the meeting to order at 1815h.

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

Resolution 220519R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220519R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220519R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 220519R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220505S, as presented.

Sheila Sproule/James Louttit — 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) EV-Charging Documents: Please refer to Section 11(a) of these Minutes.

(ii) Replacement of Cast Iron Pipe: Please refer to Sections 11 (b) of these Minutes.

(iii) Seasonal MUA Filters: Please refer to Section 11(c) of these Minutes.

(iv) Seasonal Horticulture: Please refer to Section 11(d) 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 220519R03: 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 May 2022 and the Front Desk Security Report for the period 04 April 2022 to 03 May 2022.

Sheila Sproule/James Louttit — Carried

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

(a) Elevators' Refurbishment: Directors reaffirmed their agreement with Management's advisory letter (11 May 2022) regarding elevator-bookings during tower elevator #1's (T1's) refurbishment. Directors also agreed to append a copy of the letter to the Minutes for Regular Meeting #220519R.

08 Correspondence Requiring Action and/or Response: Directors thanked the President for preparing a response to a townhouse Owner’s inquiries and asked Management to ensure that the Owner receives that Board-approved response.

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) EV Charging Documents:

Resolution 220519R04: Receiving Authorising Templates for EV-Charging

WHEREAS MTCC 1170 acknowledges receipt of “Electric Vehicle Charging Station Policy”, “Appendix ‘A’ to EV Policy”, and “Electric Vehicle Charging Station Agreement” from [Lash Condo Law](#); AND,

Whereas [Lash Condo Law](#) has recommended further input from, inter alia, engineers and electrical contractors, so it can make the aforementioned documents specific to MTCC 1170’s needs; THEREFORE,

BE IT RESOLVED MTCC 1170 directs Management to secure the aforementioned input and report to the Board upon completion of the task.

Keith Bricknell/Scott Froebe — Carried

(b) Replacing Cast Iron Drainpipes:

Resolution 220519R05: Authorising Drainpipe Replacements

WHEREAS Management has advised that further replacement of cracked cast iron drainpipes is necessary in the garage, in the loading dock, and behind the garbage bin.; AND,

Whereas engineer-approved XFR plastic pipe is a significantly more durable replacement; THEREFORE,

BE IT RESOLVED MTCC 1170 authorises paying [Jermark Plumbing and Mechanical Services Limited](#) \$6,800.00 (+HST) to supply the components and complete the work described in their quote dated 26 April 2022; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted incremental service shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(c) Seasonal MUA Filters’ Replacement-Frequency:

Resolution 220519R06: Authorising Semi-Monthly MUA Filter Replacement

WHEREAS during spring, summer, and early autumn, airborne dust and/or allergens are at their peak; AND,

Whereas MTCC 1170 wishes to safeguard the corridor pressurisation system’s air-quality; THEREFORE,

BE IT RESOLVED MTCC 1170 authorises paying an additional \$3,902.80 (+HST) to Ambient Mechanical to increase the MUAs’ filter-replacement from monthly to semi-monthly from 01 June 2022 to 30 September 2022 (inclusive of both dates), and to perform additional work in their Quote #QUO-18952-R8W8; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted incremental service shall be from the Operating Fund.

Scott Froebe/James Louttit — Carried

(d) Seasonal Horticulture:

Resolution 220519R07: Contract for Annual Vegetation & Enhancements

WHEREAS MTCC 1170's outdoor plants, shrubs, and/or trees are Common Elements (as described in the Declaration and/or as part of long-established aesthetic expectations); THEREFORE,

BE IT RESOLVED that MTCC 1170 shall employ Fedak Landscaping to provide services described in their quotes #M1170-22 and M1170-04, and summarised below:

- (a) \$4,550.00 (+ HST) for summer maintenance from 15 April 2022 until 14 November 2022 (inclusive of both dates);
- (b) \$3,250.00 (+ HST) for watering from 15 April 2022 until 14 November 2022 (inclusive of both dates); AND,
- (c) \$3,450.00 (+ HST) for supplying and planting annual plants on the roof's terrace, the 5<sup>th</sup> floor's terrace, and the Victoria Street town-houses' planters; AND,

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

Sheila Sproule/James Louttit — 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: TBA

(b) Regular Meeting #220623R: 1800h on Thursday 23 June 2022.

14 Motion for Adjournment

Resolution 220519R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220519R at 1822h on Thursday 19 May 2022.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Nives Malara”

for Secretary: Sheila Sproule



## THE METROPOLE

May 11<sup>th</sup>, 2022

### **Elevator Car #1 - Modernization Update**

Dear Residents,

As the Minutes of Board Meeting #220421R have already indicated modernization of the remaining tower elevator (Car #1) will begin on the first workday after Canada Day; namely, July 4<sup>th</sup>, 2022. (*Board Minutes are available, as always, at [www.mtcc1170.com](http://www.mtcc1170.com).*) The scheduled start-date reflects (a) Toronto's final lifting of COVID restrictions and (b) the contractor's schedule.

To minimize inconvenience and/or delays while the modernization is underway, elevator-bookings will be unavailable after 5 p.m. and between 12-1 p.m. each day. During the modernization process, deliveries will be the only exception to this limitation.

Additional to improving the appearance of Car #1's cab and providing a speedier traction motor, modernization will also bring Car #1 onto the same control system as Cars #2 and #3. Unification under a single system will ensure consistent responsiveness from all of the tower's elevators.

We regret the inconvenience and thank you for your patience while this work is being done.

If you have any questions, please don't hesitate to contact the management office.

Yours sincerely,  
Metropolitan Toronto Condominium Corporation Number 1170

Ciaran Persad – PropertyWright Management Inc.