



THE METROPOLE

25 August 2022

Minutes of MTCC 1170 Meeting Number 220825R — Held on 25 August 2022

Present: Board — Keith Bricknell, Scott Froebe, James Louttit, and 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 1825h.

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

Resolution 220825R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220825R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220825R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 220825R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220721R, 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) Sprinkler System: Please refer to Section 11(a) of these Minutes.

(ii) Loading Dock's Elevator: Please refer to Sections 11(b) of these Minutes.

(iii) Lower Zone MUA: Please refer to Section 11(c) 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 220825R03: 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 August 2022 and the Front Desk Security Report for the period 04 July 2022 to 03 August 2022.

Nives Malara/Sheila Sproule — Carried

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

(a) Elevators' Refurbishment: Directors thanked the President for preparing a covering newsletter to accompany the contractor's written explanation for the delay in starting Tower

Elevator #1's (T1's) refurbishment. Directors also authorised the aforesaid letter's attachment to the Minutes for Meeting #220825R.

08 Correspondence Requiring Action and/or Response:

- (a) The Board directed Management's responses to an XX05 Unit's request for a pull-up bar/frame in one of the two currently available exercise facilities.
- (b) The approved Management's responses to an XX13 Unit's questions about emergency lighting.
- (c) The Board directed Management's additional responses to an XX16 Unit's ongoing inquiries about facility-booking.

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) Sprinkler System:

Resolution 220825R04: Receiving a Fire Safety Audit and Authorising Remediation

WHEREAS MTCC 1170 has received [Regional Fire and Security Systems'](#) Sprinkler System Report ("Report"); THEREFORE,

BE IT RESOLVED that MTCC 1170 receives the Report as information and deems the Report to be sufficient basis for authorising the following remediation by Regional Fire and Security Systems:

01 Estimate #4119: Leak-Remediation and/or Prevention — \$8,510.03 (Incl HST);

02 Estimate #4185: Miscellaneous Ground-Floor Parts-Replacements — \$1,381.43 (Incl HST); AND,

03 Estimate #4190: Parts and Labour to Replace 708 Sprinkler-Heads — \$46,334.62 (Incl HST); AND, FURTHER,

BE IT RESOLVED that payment for the above-noted estimates shall be from the Reserve Fund. Keith Bricknell/Scott Froebe — Carried

(b) Loading Dock's Elevator:

Resolution 220825R05: Replacing the Loading Dock's Elevator Cylinders

WHEREAS Management has reported the necessity to replace the loading dock's elevator cylinders; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [AAA Technical Services Inc](#) \$5,350.00 (+HST) to replace the loading dock's elevator cylinders; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted estimates shall be from the Reserve Fund. Keith Bricknell/Scott Froebe — Carried

(c) Lower Zone MUA:

Resolution 220825R06: Replacing Lower Zone's MUA's Transducer, Isolator, and Adaptor

WHEREAS Management has reported the necessity for maintenance procedures to ensure the Lower Zone's [MUA](#)'s reliability; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Ambient Mechanical Ltd](#) \$5,843.28 (+HST) to replace the Lower Zone's [MUA](#)'s [transducer](#), [isolator](#), and adaptor; AND, FURTHER,

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

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

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 #220929R: 1800h on Thursday 29 September 2022.

14 Motion for Adjournment

Resolution 220825R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220825R at 1830h on Thursday 25 August 2022.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #220929R



THE METROPOLE

10 August 2022



July 20, 2022

MTCC1170
7 King St. E
Toronto, ON, M5C 3C5

Attention: Board of Directors and Corporation

Re: Elevator Modernization 7 King St E

Thank you for your patience as we endeavour to complete the modernization of the elevators at your building. We were informed by our suppliers that all equipment required to complete the work would be available July 4th, 2022.

Based on this information, we planned for start of the modernization of the last elevator at your site.

Unfortunately due to circumstances beyond our control the equipment never arrived. We apologize for the inconvenience this has caused. The new start date is August 22nd, 2022.

We look forward to completing this elevator on a timely manner.

Sincerely,

Dave Baylis

MODEL 525

- Capacity up to 3,500 lbs. 1:1, 6,000 lbs. 2:1 up to 700 fpm
- 22,000 lbs. maximum sheave shaft load
- 25-inch drive sheave
- 7-1/2 inch or 6-5/8-inch V-grooves or undercut
- 3,190 ft-lbs. brake torque per shoe
- Machine weight: 3,350 lbs.
- Dual independent brake system holds 125% rated capacity



Tower Elevator #1 (T1) Update

In late June, a supplier advised our elevator contractor that T1's new 1,525-kilogram traction motor could not be available for the scheduled 04 July start-date. Nor could the supplier provide a firm availability date. To their credit, our contractor engaged vigorously with the supplier and was finally able to confirm a delivery-date.

Could work on T1 have begun while awaiting delivery of the very heavy traction motor? No, certainly not. Because of the developer's configuration of MTCC 1170's elevators in 1996, ***T1 is the only elevator that goes as high as the mechanical penthouse.*** Thus, piecemeal work, whilst awaiting deliveries, could (and did) occur with elevators T2 and T3, because T1 was always available for bringing components to the mechanical penthouse.

If the contractor had begun disassembling T1 on 04 July, there would have been no way to move the 1,525-kilogram traction motor to the mechanical penthouse. (*Well, yes, there was a way, but it would have entailed hiring a crane, ripping the roof from the mechanical penthouse,*

hoisting the 1,524-kilogram weight into place, reinstalling the mechanical penthouse's roof, and adding six figures to the refurbishment's costs. But that's not what any reasonable person would have wanted.)

Despite the contractor's optimism in the enclosed letter dated 20 July 2022, your Board and Management did wish to ensure that the proposed 22 August start-date was, indeed, feasible. That desire for certainty explains the delay in advising of a new start-date.

As for assigning blame for the delay, let's bear in mind that supply-chain issues are a worldwide problem. [As Statistics Canada reported on 02 June 2022, "Of the businesses expecting difficulty acquiring inputs, products or supplies domestically, nearly three-fifths \(57.3%\) expect these challenges to continue for six months or more, up from the previous quarter \(52.4%\)."](#) These are difficult times in which a "blame-game" is surely an inappropriate response.

During the next fortnight, Management will provide additional details of the impending refurbishment.

Thank you for your patience, and for your attention to this update.

The Board of Directors — MTCC 1170