



THE METROPOLE

29 September 2022

Minutes of MTCC 1170 Meeting Number 290929R — Held on 29 September 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 1818h.

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

Resolution 290929R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 290929R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #290929R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 290929R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220825R, 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) Loading Dock's Hydraulics: Please refer to Section 11(a) of these Minutes.

(ii) Emergency Transfer Switch: Please refer to Section 11(b) of these Minutes.

(iii) Back Lane Staircase: 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 290929R03: 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 September 2022, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2021 to 31 July 2022, and the Front Desk Security Report for the period 04 August 2022 to 01 September 2022.

Nives Malara/Sheila Sproule — Carried

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

(a) Elevators' Refurbishment: Solucore reports that Tower Elevator #1's (T1's) refurbishment is proceeding on schedule.

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) Loading Dock's Hydraulics:

Resolution 290929R04: Replacing the Loading Dock's Hydraulic Power Pack

WHEREAS Management has reported the necessity to replace the loading dock's hydraulic power pack; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [AAA Technical Services Inc](#) \$6,411.19 (Incl HST) to replace the loading dock's elevator hydraulic power pack; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted estimate shall be from the Reserve Fund. Scott Froebe/James Louttit — Carried

(b) Emergency Transfer Switch: *Keith Bricknell surrendered the Chair to James Louttit.*

Resolution 290929R05: Replacing the Emergency Generator's Auto-Transfer Switch

WHEREAS recent events indicate the necessity for replacing the emergency generator's automatic transfer switch; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Wajax Corporation](#) \$27,829.64 (Incl HST) to supply components and complete work described in Quote #Q22-0234, with the caveat that current supply chain issues might entail 26 to 28 weeks' lead-time for parts-deliveries; AND, FURTHER,

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

(c) Back Lane Staircase: *Keith Bricknell resumed the Chair.*

Resolution 290929R06: Replacing the Laneway Fire Exit Stairs

WHEREAS Management has provided photographic evidence that the laneway fire exit stairs have deteriorated to the point of being a potential trip-hazard and/or safety-hazard; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying York Sheet Metal Ltd \$3,265.70 (Incl HST) to replace the laneway fire exit stairs; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted estimate 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) Special Meeting: TBA

(b) Regular Meeting #221027R: 1800h on Thursday 27 October 2022.

14 Motion for Adjournment

Resolution 290929R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 290929R at 1827h on Thursday 29 September 2022.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Scott Froebe”

President: Keith Bricknell

for Secretary: Sheila Sproule