



THE METROPOLE

27 October 2022

Minutes of MTCC 1170 Meeting Number 221027R — Held on 27 October 2022

Present: Board — Keith Bricknell, Scott Froebe, and James Louttit; and, Property-Wright Management: Nancy Bijelic (all by Microsoft Teams).

Regrets: Nives Malara and Sheila Sproule

- 01 Call to Order: Keith Bricknell called the meeting to order at 1820h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 221027R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 221027R, as presented.
James Louttit/Scott Froebe — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Scott Froebe graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #221027R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 221027R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220929R, as presented.
Scott Froebe/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) Budget for Fiscal 2022-2023: Please refer to Section 11(a) of these Minutes.
(ii) Annual Fire Inspection Contract: Please refer to Section 11(b) of these Minutes.
(iii) Additional Exercise Item: 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 221027R03: 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 October 2022 and the Front Desk Security Report for the period 02 September 2022 to 02 October 2022.
James Louttit/Scott Froebe — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:
(a) Elevators' Refurbishment: In mid-October 2022, Solucore reported again 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) Fiscal 2022-2023's Budget:

Resolution 221027R04: Approval of the 2022-2023 Budget

WHEREAS the *Condominium Act* and *Regulations* require condominiums' boards to assume sole responsibility for passing annual budgets; AND,

WHEREAS the Board of Directors of Metropolitan Toronto Condominium Corporation Number 1170 has received, examined, and discussed recommendations from PropertyWright Management's personnel; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation Number 1170 authorises the following budget for 01 December 2022 to 30 November 2023 (inclusive of both dates):

(a) an Operating Budget of \$2,231,037.49; and,

(b) a Reserve Fund Contribution of \$748,468.00; AND, FURTHER,

BE IT RESOLVED that that the Board of Directors of Metropolitan Condominium Corporation authorises the Treasurer, the General Manager, or the President, or any of them, to append materials to distribution-copies of the above-noted Budget, explaining the Budget *per se*, and/or any circumstances that might give rise to a Special Assessment during the above-noted Budget's operating period.
Scott Froebe/James Louttit — Carried

(b) Annual Fire Inspection Contract:

Resolution 221027R05: Renewing the Annual Fire Inspection Contract

WHEREAS [Regional Fire and Security Systems](#) has provided Contract Proposal #35889 ("Proposal") for a one-year contract; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Regional Fire and Security Systems](#) the following amounts for services described hereunder:

01 over-all annual inspection, including end-of-line testing — \$4,015.00 +HST; AND,

02 testing four (4) backflow preventers — \$740.00 +HST; AND, FURTHER,

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

James Louttit/Scott Froebe — Carried

(c) Additional Exercise Item:

Resolution 221027R06: Acquiring a Power Body Dip-Chin Combo Flexor

WHEREAS [Advantage Fitness Sales](#) has provided Quote #00031043 ("Quote") for a commercial-grade POW1205E "Power Body-Dip / Chin-Combo Flexor"; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Advantage Fitness Sales](#) \$1,075.21 + HST to supply and install this fitness equipment, as described in the Quote; AND, FURTHER,

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

(d) Reconstituting *Ad Hoc* Committees and Appointing/Reappointing Chairs:

- (i) Toronto Fire Department Toy Drive: Directors agreed that the Vice President should continue as sponsor of this activity and thanked him in advance for his involvement.
- (ii) MTCC 1170 Staff Fund: Directors agreed that Mrs Margaret “Peggy” Bricknell should continue as Chair of this committee and thanked her in advance for her involvement.

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 #221117R: 1830h on Thursday 17 November 2022.

14 Motion for Adjournment

Resolution 221027R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 221027R at 1827h on Thursday 27 October 2022.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

Secretary: Sheila Sproule

Adopted at Meeting #221117R