



THE METROPOLE

17 November 2022

Minutes of MTCC 1170 Meeting Number 221117R — Held on 17 November 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 1847h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 221117R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 221117R, as presented.
James Louttit/Scott Froebe — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #221117R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 221117R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 221027R, 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) Amending a Prior Resolution: Please refer to Section 07(b) of these Minutes.
(ii) Elevator Machine Room Heat Exchanger: Please refer to Section 11(a) of these Minutes.
(iii) Insurance Renewal: Please refer to Section 11(b) of these Minutes.
(iv) Victoria Street Planters: Please refer to Section 11(c) of these Minutes.
(v) Chiller Overhaul: Please refer to Section 11(d) of these Minutes.
(vi) Terrace's(s') Lighting: Please refer to Section 11(e) of these Minutes.
(vii) 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 221117R03: 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 November 2022, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2021 to 31 August 2022, and the Front Desk Security Report for the period 03 October 2022 to 03 November 2022.
Nives Malara/Sheila Sproule — Carried

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

(a) Elevators' Refurbishment: Directors discussed Solucore's latest progress report and noted that it predicted completion sometime towards the end of November or early December.

(b) Amending Resolution #220421R04:

Resolution 221117R04: Amending Resolution #220421R04

WHEREAS Management has reported that the above-noted Resolution, as written, proved impossible to fulfil, but that alternative and fully equivalent products have become available; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises deleting "\$5,685.00" and "Zoll AED 3" from the above-noted Resolution and substituting, respectively, "\$6,299.97" and "[HeartSine samaritan PAD 500P](#)".

Scott Froebe/James Louttit — Carried

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) Elevator Room Heat Exchanger:

Resolution 221117R05: Replacing the Elevator Room's Heat Exchanger

WHEREAS Management has reported that the elevator machine room's heat exchanger has failed; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Ambient Mechanical](#) \$9,585.44 (+HST) to complete work described in their Quote # QUO-20734-V0D4; AND, FURTHER,

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

(b) Insurance Renewal:

Resolution 221117R06: Renew Building and Boiler Insurance

WHEREAS Condominium Insurance Solutions have submitted an insurance renewal quotation ("the Quotation") for providing building, boiler, and machinery coverage to MTCC 1170; AND,

WHEREAS the Quotation of \$110,307.96 (incl PST), *inter alia*, the following coverages by [Gore Mutual](#):

01a) Building and Corporate-owned Contents at \$143,643,164.00;

01b) Per-incident coverage of Boiler and Machinery at \$143,643,164.00 per incident;

02a) Directors' and Officers' Errors and Omissions Insurance at \$15,000,000.00;

02b) Fraud Extension; AND,

02c) Comprehensive General Liability at \$15,000,000; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises payment of \$110,307.96 (incl 8% PST) to Condominium Insurance Solutions for the coverages described herein.

Sheila Sproule/Nives Malara — Carried

(c) Victoria Street Planters:

Resolution 221117R07: Victoria Street Planters' Winter Decor

WHEREAS Section 22(a) of MTCC 1170's *Declaration* assigns responsibility for the Victoria Street planters to the Corporation; THEREFORE,
BE IT RESOLVED that MTCC 1170 authorises paying Fedak Landscaping Inc \$1,700.00 (+HST) to complete decorative work as described in their Quote # 1170-2211W; AND, FURTHER,
BE IT RESOLVED that payment for the above-noted Proposal shall be from the Operating Fund.
James Louttit/Scott Froebe — Carried

(d) Chiller Overhaul: *Keith Bricknell surrendered the Chair to James Louttit.*

Resolution 221117R08: Age and Operating Hours Overhaul of the York Chiller

WHEREAS the York air conditioning chiller ('main chiller') has accrued operating hours that fulfil the HVAC industry's criteria for specific preventative maintenance procedures for predicting ongoing reliability; THEREFORE,
BE IT RESOLVED that MTCC 1170 authorises paying [Ambient Mechanical](#) \$79,229.29 (+HST) to complete work on the main chiller as described in their Quote # QUO-20003-R1V4; AND, FURTHER,
BE IT RESOLVED that payment for the above-noted Proposal shall be from the Reserve Fund.
Scott Froebe/Keith Bricknell — Carried

(e) Terrace's(s') Lighting: *Keith Bricknell resumed the Chair.*

Resolution 221117R09: Terrace Lighting Replacements

WHEREAS Management has reported that current terrace lighting has reached the end of its useful life, and that more efficient/economical lighting is available for the existing fixtures; THEREFORE,
BE IT RESOLVED that MTCC 1170 authorises paying [B&R Electric](#) \$\$18,074.74 (+HST) to retrofit terrace-lighting; AND, FURTHER,
BE IT RESOLVED that payment for the above-noted Proposal shall be from the Reserve Fund.
Nives Malara/Sheila Sproule — 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 #221220R: 1830h on Tuesday 20 December 2022.

14 Motion for Adjournment

Resolution 221117R10: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 221117R at 1858h on Thursday 17 November 2022.
Scott Froebe/James Louttit — Carried

President: Keith Bricknell

Secretary: Sheila Sproule