



THE METROPOLE

23 March 2023

Minutes of MTCC 1170 Meeting Number 230323R — Held on 23 March 2023

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 1840h.

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

Resolution 230323R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 230323R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #230323R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 230323R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 230223R, 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) Receiving Elevator Reports: Please refer to Section 11(a) of these Minutes.

(ii) Receiving Audited Statements: Please refer to Section 11(b) of these Minutes.

(iii) AGM 2023: Please refer to Section 11(c) of these Minutes.

(iv) Fire System Remediation: 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 230323R03: 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 March 2023 and the Front Desk Security Report for the period 04 February 2023 to 04 March 2023.

Nives Malara/Sheila Sproule — Carried

07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes: None

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 Reports:

Resolution 230323R04: Receiving an Engineering Report as Information

WHEREAS MTCC 1170 has received one of [Solucore](#)'s inspection reports dated 28 February 2023 and two of [Solucore](#)'s reports dated 08 March 2023 (“reports”); THEREFORE,

BE IT RESOLVED that MTCC 1170 receives the reports as information and directs Management to work with [Atta Elevators](#) in ensuring resolution of residual cosmetic issues in the elevators’ refurbishment.

Scott Froebe/James Louttit — Carried

(b) Audited Statements:

Resolution 230323R05: Accepting the Auditor’s Report

WHEREAS the Board of Directors of MTCC 1170 has received MTCC 1170’s audited statements from [Rapkin Wein LLP](#), for the fiscal year beginning 01 December 2021 and ending 30 November 2022; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the above-noted audited statements as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 agrees that the above-noted audited statements fairly and truly represent MTCC 1170’s financial operations during the fiscal year in question.

Nives Malara/Sheila Sproule — Carried

(c) AGM 2023:

Resolution 230323R06: AGM and AGM Package

BE IT RESOLVED the Board of Directors of MTCC 1170 agrees to and/or authorises the following:

(a) MTCC 1170’s AGM (hereinafter, “AGM 2023”) shall commence at 7:30pm on Tuesday 30 May 2023 (with registration beginning one-half hour earlier);

(b) MTCC 1170 shall employ [CondoVoter](#) to solicit proxies, distribute documents, act as scrutineer, and, by all other means necessary, facilitate AGM 2023 as a “virtual” AGM for \$\$2,450.00 (+HST);

(c) AGM 2023’s information package to owners shall include, *inter alia*, the following items:

(i) an information-letter, agenda, proxy-form, and instructions, in the same general format that MTCC 1170 used for AGM 2022, but amended, as might be necessary, to reflect the *Condominium Act*’s requirements;

(ii) a President’s Report, in the same general format that MTCC 1170 used for AGM 2022; AND,

(iii) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2023.

Sheila Sproule/Nives Malara — Carried

(d) Fire System Remediation: *Keith Bricknell surrendered the Chair to James Louttit.*

Resolution 230323R07: Authorising Fire System Remediation

WHEREAS [Regional Fire and Security Systems](#) (“Regional”) has delivered its Annual Fire Inspection Record (“Record”); THEREFORE,

BE IT RESOLVED that MTCC 1170 received Regional's Record as information; AND, FURTHER,

BE IT RESOLVED authorises the following payments from the Reserve Fund, reflecting Regional's Estimate #3851:

01 General Deficiencies — \$6,987.92 (Incl HST);

02 Lighting Deficiencies — \$452.00 (Incl HST);

03 Fire Extinguisher Deficiencies — \$753.15 (Incl HST); AND,

04 Sprinkler Deficiencies: \$8,120.18 (Incl HST); AND, FURTHER,

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

Scott Froebe/Keith Bricknell — 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 #230420R: 1830h on Thursday 20 April 2023.

14 Motion for Adjournment

Resolution 230323R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 230323R at 1847 on Thursday 23 March 2023.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

Secretary: Sheila Sproule

Adopted at Meeting #230420R