



THE METROPOLE

20 April 2023

Minutes of MTCC 1170 Meeting Number 230420R — Held on 20 April 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 1842h.

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

Resolution 230420R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 230420R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #230420R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 230420R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 230323R, 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) Dryer Vent Cleaning: Please refer to Section 11(a) of these Minutes.

(ii) HVAC Contract Renewal: Please refer to Section 11(b) of these Minutes.

(iii) Security Report: 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 230420R03: 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 April 2023, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2022 to 28 February 2023, and the Front Desk Security Report for the period 05 March 2023 to 03 April 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) Dryer Vent Cleaning:

Resolution 230420R04: Authorising Dryer Vent Cleaning

WHEREAS occluded dryer vents waste energy and cause overheating by placing additional load on vents' exhaust fans, as well as being a [frequent cause of dryer-fires](#); THEREFORE,

BE IT RESOLVED that MTCC 1170 shall employ [Dryerfighters Inc](#) to perform biennial dryer vent cleaning for \$17,741.00 (including HST) at a date that Management shall decide, and with COVID-precautions that Management shall prescribe; AND, FURTHER,

BE IT RESOLVED that payment for this service shall be from the Operating Fund.
James Louttit/Scott Froebe — Carried

(b) HVAC Contract Renewal:

Resolution 230420R05: Awarding a Service Contract — HVAC/Mechanical

BE IT RESOLVED that MTCC 1170 awards its HVAC/Mechanical contract to [Ambient Mechanical](#), subject to the following terms:

(a) Year 1: 01 June 2023 to 30 November 2023 — \$26,289.96 (+ HST);

(b) Year 2: 01 December 2023 to 30 November 2024 — \$53,631.60 (+ HST);

(c) Year 3: 01 December 2024 to 30 November 2025 — \$54,704.24 (+ HST);

(d) Year 4: 01 December 2025 to 30 November 2026 — \$55,798.32 (+ HST);

(e) Year 5: 01 December 2026 to 30 November 2027 — \$56,914.29 (+HST); AND,

(f) Year 6: 01 December 2027 to 30 November 2028 — \$58,052.57 (+ HST).

Scott Froebe/ James Louttit — Carried

(c) Security Report:

Resolution 230420R06: Receiving an External Security Report

WHEREAS MTCC 1170 has received [GV Group](#)'s Security Report ("Report") dated 18 April 2023; THEREFORE,

BE IT RESOLVED that MTCC 1170 receives the Report as information and directs Management to work with [GV Group](#) on certain of the Report's details, and with other qualified providers in implementing aspects of the Report that Management and the Board identify as being cost-beneficial for MTCC 1170.
Sheila Sproule/Nives Malara — 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 #230518R: 1830h on Thursday 18 May 2023.

14 Motion for Adjournment

Resolution 230420R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 230420R at 1850 on Thursday 20 April 2023.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #230518R