



## THE METROPOLE

22 June 2023

### Minutes of MTCC 1170 Meeting Number 230622R — Held on 22 June 2023

Present: Board — Keith Bricknell, Marc de Montigny, Scott Froebe, James Louttit; and Nives Malara; and, PropertyWright Management: Nancy Bijelic (all by Microsoft Teams).

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 1900h.

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

Resolution 230622R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 230622R, as presented.

Marc de Montigny/Nives Malara — Carried

03 Assignment of Duties:

(a) Assignment of Corporate Officers' Duties until AGM 2024

Surname	Given Name	Position
Bricknell	Keith	President
de Montigny	Marc	Corporate Secretary
Froebe	Scott	General Manager
Louttit	James	Vice President
Malara	Nives	Treasurer

(b) *Pro Tempore* Reassignments: Unnecessary for Meeting #230622R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 230622R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 230518R, as presented.

James Louttit/Scott Froebe — 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) Request to Refund a Caution Fee: Please refer to Section 08(a) of these Minutes.

(ii) Complaint about Overheating: Please refer to Section 08(b) of these Minutes.

(iii) SLNA's Request for Suggestions: Please refer to Section 11(a) 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 230622R03: 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 June 2023, PropertyWright’s rendering of MTCC 1170’s unaudited Financial Statements for the period 01 December 2022 to 30 April 2023, and the Front Desk Security Report for the period 04 May 2023 to 04 June 2023.

Marc de Montigny/Nives Malara — Carried

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

08 Correspondence Requiring Action and/or Response:

(a) Request to Refund a Caution-Fee: The Board gave directions to Management for resolving this matter.

(b) Complaint about Overheating.

Resolution 230622R04: Responding to an Owner’s Complaint

WHEREAS the President of the Board has provided a response to an owner’s complaint (“response”); THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Management to transmit the response to the owner and authorises inclusion of a redacted version of the response in the Minutes for Board Meeting #230622.

Scott Froebe/Nives Malara — Carried

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) SLNA’s Request for Improvement Suggestions: The Board recommended that Councillor Moise should direct some of his [discretionary Section 37 funding](#) to Berczy Park.

(b) Discussion Document about AGMs’ Formats:

Resolution 230622R05: Discussion Paper about AGMs’ Formats

WHEREAS the President of the Board has provided a discussion paper regarding AGMs’ formats; THEREFORE,

BE IT RESOLVED that MTCC 1170 receives the above-noted discussion paper as information and authorises its attachment to the Minutes of Meeting #230622R.

Nives Malara/James Louttit — Carried

12 Perusal File of Correspondence Received as Information: Received by e-mail.

13 Date of the Next Meeting(s):

(a) Special Meeting: TBA

(b) Regular Meeting #230720R: 1830h on Thursday 20 July 2023.

14 Motion for Adjournment

Resolution 230622R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 230622R at 1912h on Thursday 22 June 2023.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Marc de Montigny”

President: Keith Bricknell

Secretary: Marc de Montigny



## THE METROPOLE

17 June 2023

To: [REDACTED] — Unit [REDACTED] 17  
From: Board of Directors — MTCC 1170  
Re: Your Email Dated 24 May 2023 — Overheating in Unit and Tower Elevators

Thank you for contacting the Management Office about overheating in your unit. Please consider that this final response supplants the response that Management transmitted on or about 31 May 2023.

- 01 For MTCC 1170's residential units, the sources of in-unit heating are the (a) fancoil units; (b) residents' own activities, such as cooking, laundry, *etc*; (c) make-up air (MUA air) from the corridors; and, (d) [solar gain](#). Units' residents have sole control over items (a) and (b) and partial control over item (d). As for MUA air, heating occurs *only* if the ambient outdoor temperature is less than six to eight degrees Celsius. Otherwise, corridors' air temperatures are the same temperature as ambient outdoor air. When low outdoor temperatures "trigger" the heating of MUA air, corridors' air temperatures will still be slightly below comfortable room-temperature.
- 02 You alleged that "...condo is being OVERHEATED..." [*sic*]. Before making this allegation, did you measure the ambient temperatures in your unit *and* in the corridors? The distinction is crucial. As noted, MTCC 1170 controls *only* the corridors' temperatures. Units' residents have sole control over temperatures within their respective units. Was the ambient temperature in the adjacent corridor lower than your unit's ambient temperature? If so, MTCC 1170 ill-deserves the accusation of profligate overheating.
- 03 During the vernal equinox, *prior to the air conditioning season*, [solar gain](#) is an endemic problem for some of MTCC 1170's east-facing units. However, residents *can* mitigate the problem. First, residents should move their thermostats' control-switches to the "off" position. This will disable their fancoils and prevent the fancoils from blowing hot air into their units. Second, residents *could* open their units' windows and deploy oscillating tower-fans to "import" cool outdoor air. Third, residents *could* use their window-coverings during the day, when they are at work, to reduce daytime's solar gain.
- 04 Your email alleges that overheating is inflating MTCC 1170's CE fees. As Page 034 of the AGM 2023 Package indicates, MTCC 1170's total *non-commercial* expenditure for electricity and gas was \$502,095 (*ie*, \$1,599.00 per *residential unit*). In a report dated 19 October 2021, Ontario's Financial Accountability Office said, "[In 2019, the average Ontario household spent \\$2,128 on home energy.](#)" For Fiscal 2022, that puts MTCC 1170 at \$529.00 below the Ontarian average – and that doesn't even account for CPI inflation between 2019 and 2022. Surely residents deserve thanks for their frugality!
- 05 Should elevators "up-down" arrows momentarily obscure elevators' floor-travel numbers? If this is a crucial issue — and that might be large "if" — the Board can choose to discuss it. However, one might hope that a major elevator-refurbishment, at about 33% of the cost of a full-scale replacement, would resonate more favourably than "arrows versus numbers".

MTCC 1170  
Keith Bricknell — Board President

Approved by the Board: Resolution #230622R04.



## THE METROPOLE

17 June 2023

To: Directors and Management — MTCC 1170  
From: Board President — MTCC 1170  
Re: Virtual vs Hybrid Annual General Meetings (AGMs)

This report deals with Technology (“T”), Equity (“E”), Cost (“C”), and Logistics (“L”). Paragraphs’ numbering should assist readers in identifying each separate topic.

### **Technology:**

- T1 At <https://zoom.us/signup#/signup>, anyone can enrol with Zoom for a free account that includes “...Meetings with up to 100 participants...Unlimited number of meetings up to 40 minutes each...” Thus, everyone has an opportunity to acquire a cost-free capability for staying in contact with far-away friends and family. By using this cost-free capability, everyone also has an opportunity to identify and resolve any hardware issues that might impede (or might have impeded) participation in a condo building’s AGM. Computer-users’ download link for the Zoom application is <https://zoom.us/download>. For IOS and/or Android users, the Zoom app is available via the app-download link on the above-noted devices.
- T2 Between 1645h and 1730h on Sunday 04 June 2023, I acted *as the invitee* to two (2) Zoom meetings.
- (a) My participation, *as the invitee*, in the first Zoom meeting was via a [7<sup>th</sup> generation Apple iPad with 128GB of internal storage](#). Details of this device are available by clicking on this paragraph’s live link. During this brief experimental meeting, the host and I were able to *see and hear* each other very clearly.
  - (b) My participation, *as the invitee*, in the second Zoom meeting was via an Android [Umidigi Bison GT2 Pro 5G](#). Details of this device are available by clicking on this paragraph’s live link. During this brief experimental meeting, the host and I were able to *see and hear* each other very clearly.
- T3 During MTCC 1170’s AGM 2023, and during MTCC 1170’s virtual Board Meetings, my participation has been via a desktop computer that uses an ancient [Logitech C615](#) webcam for visual and auditory communication. I have also successfully participated, as host and as invitee, at Zoom meetings while using another computer with a [Logitech HD Pro Webcam C920](#). Details of these devices are available by clicking on this paragraph’s live links.
- T4 [Ontario’s Bill 91 has received Royal Assent](#). Implicit in “Schedule 7 — *Condominium Act, 1998*” (enclosed) is a presumption of directors’ and owners’ technological competence.

### **Equity:**

- E1 Until 2020, MTCC 1170’s AGMs were entirely “in-person”. Such meetings were problematic.
- (a) Two-Tier Participation: For some owners, in-person participation was impossible. Instead, they had to rely solely on participation by proxy. In contrast, virtual AGMs put all owners on an equal footing. Participation is possible from anywhere in the world. (*For example, the Vice President of your Board attended AGM 2023 from a business meeting in Melbourne Australia.*)
  - (b) Proxy Paranoia: Before 2020, and even during at least one AGM cycle thereafter, conspiracy theories abounded. Conspiracists unjustifiably alleged incumbents’ sinister manipulation of “hard copy” proxies and so forth. All such allegations were baseless, to the point of being defamatory — but they still occurred. In contrast, virtual meetings eliminated “hard copy” proxies and allowed all

owners to change their prior votes (on candidates and/or for issues) during an AGM — again, from anywhere in the world. Thus, “hard copy” proxies became totally redundant.

- (c) Admittedly, hybrid meeting could retain virtual meetings’ “real-time” electronic voting benefits. Regrettably, though, hybrid meetings would cause reversion to two-tier participation.

**Costs:**

- C1 AGM 2013 cost MTCC 1170 approximately \$3,590.00 (denominated in 2013 dollars) for an in-person AGM. [The Bank of Canada’s inflation calculator](#) indicates that this would be \$4,383.00 if it were denominated in 2022 dollars. The in-person expenditure encompassed printing and mailing, furniture rental, transcription of minutes, legal counsel’s attendance, refreshments, *etc.*
- C2 AGM 2022 cost MTCC 1170 \$4,076.00 (denominated in 2022 dollars) for a virtual AGM. The expenditure encompassed transcription of minutes, the CondoVoter service package, and legal counsel’s preparation and attendance. Comparing costs, denominated in 2022 dollars, AGM 2022 was \$307 cheaper than AGM 2013.
- C3 Given that virtual meetings can be cheaper to provide than in-person meetings are, the unanswered questions might be something like, “By how much would hybrid meetings increase the cost of MTCC 1170’ AGMs?” and, “By how much would the additional expenditure enhance, or otherwise add value to, MTCC 1170’s AGMs?”

**Logistics:**

- L1 MTCC 1170’s in-person AGMs removed the 5<sup>th</sup> Floor Lounge from residents’ general use from about Noon on the day of the AGM until late in morning of the day after the AGM. This was the time-interval necessary for the set-up, for the meeting, and for the dismantling and clean-up on the day after the AGM. Virtual meetings impose no such inconvenience and loss of amenity.
- L2 Given the 5<sup>th</sup> Floor Lounge’s current use, “...inconvenience and loss of amenity...” take on greater significance. Thus, an exploration of that “current use” is necessary.
- (a) When MTCC 1170 opened in August 1997, the Exercise Room/Gym comprised a universal weight machine, one small “tree” of free weights, an adjustable weight-bench, a rowing machine, a treadmill, and one stationary bicycle. In the intervening years, owners requested additions — including a much larger stack of free weights, an elliptical trainer, a second stationary bicycle, and a chin-up frame. The exercise room became quite crowded, but owners continued requesting additional “cardio” equipment.
- (b) COVID (whose congoing presence is still evident at the [City of Toronto’s](#) and the [Government of Canada’s](#) sites) became a catalyst for change. To provide prudent social distancing, your Board and Management agreed to move all “cardio” equipment to the 5<sup>th</sup> Floor Lounge. ***And that’s where the “cardio” equipment is likely to remain.*** The additional space continues to provide social distancing ***and the possibility of finally being able to accede to owners’ requests for additional cardio equipment.*** As for the very few requests for a rentable function room, the Declaration empowers your Board to make the Penthouse Lounge available. If MTCC 1170 chose to provide hybrid AGMs, the Penthouse Lounge would be the only venue for the in-person portion of those hybrid AGMs. Since AGMs occur in May of each year (*ie*, barbecue season), the “loss of amenity” that paragraph L1 describes would be the price of providing the in-person portion of a hybrid AGM.

Respectfully submitted — as a Discussion Document  
Keith Bricknell — Board President of MTCC 1170

Attachment to Minutes “For Information Purposes Only” Approved by Board Resolution #230622R05.