



THE METROPOLE

26 October 2023

Minutes of MTCC 1170 Meeting Number 231026R — Held on 26 October 2023

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

Regrets: Nives Malara

01 Call to Order: Keith Bricknell called the meeting to order at 1835h.

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

Resolution 231026R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 231026R, as presented.

Marc de Montigny/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #231026R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 231026R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 230921R, as presented.

James Louttit/Marc de Montigny — 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) Post-Incident Remediation: Please refer to Section 11(a) of these Minutes.

(ii) Fire and Backflow Inspection: Please refer to Section 11(b) of these Minutes.

(iii) Fiscal 2023-2024' Budget: Please refer to Section 11 (c) of these Minutes.

(iv) Balconies' Re-sealing: 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 231026R03: 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 2023, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2022 to 31 August 2023, and the Front Desk Security Report for the period 04 September 2023 to 04 October 2023.

Scott Froebe/Marc de Montigny — Carried

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

08 Correspondence Requiring Action and/or Response:

(a) Pursuant to MTCC 1170's Rules 16(b) and 16(c) Directors deferred discussion of an owner's late-arriving correspondence. Directors also agreed that Management should refer the correspondence to Corporate Legal Counsel for further advice.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) Post-Incident Remediation:

Resolution 231026R04: Authorising Post-Incident Remediation

WHEREAS a unit requires extensive repairs following an incident; THEREFORE;

BE IT RESOLVED that MTCC 1170 shall pay [Platinum Building Services](#) \$4,995.00 (+ HST), to perform remedial maintenance described in their quote dated 23 October 2023 (“Quote”); AND, FURTHER,

BE IT RESOLVED that payment for completion of work described in the Quote shall be via chargeback to the affected unit’s owner and/or insurance-provider.

Marc de Montigny/James Louttit — Carried

(b) Fire and Backflow Inspection: *Keith Bricknell surrendered the Chair to James Louttit.*

Resolution 231026R05: Annual Fire-Safety and Backflow-Prevention Inspections

WHEREAS MTCC 1170 has a duty of proactiveness regarding fire safety and a regulatory requirement to ensure backflow-prevention; THEREFORE;

BE IT RESOLVED that MTCC 1170 accepts [Regional Fire](#)’s Proposal #35890 (“Proposal”) and will pay as the following amounts for completion of the work that the Proposal describes:

01 fire safety inspection — \$4,035.00 (+HST); AND,

02 backflow prevention — \$760.00 (+HST); AND, FURTHER,

BE IT RESOLVED that payment for completion of work described in the Proposal shall be from the Operating Fund.

Scott Froebe/Keith Bricknell — Carried

Keith Bricknell resumed the Chair.

(c) Fiscal 2023-2024’s Budget:

Resolution 231026R06: Approval of the 2023-2024 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 2023 to 30 November 2024 (inclusive of both dates):

(a) an Operating Budget of \$2,251,992.00; and,

(b) a Reserve Fund Contribution of \$767,180.00; 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.

James Louttit/Marc de Montigny — Carried

(d) Exclusive-Use Common Elements:

Resolution 231026R07: Exclusive-Use Common Element Repairs

WHEREAS MTCC 1170's suites' balconies are an exclusive use common element whose maintenance is MTCC 1170's legislated responsibility; THEREFORE;

BE IT RESOLVED that MTCC 1170 shall pay [Kuch Contracting](#) \$8,700 (+ HST), to perform remedial maintenance on three (3) balconies, as described in their Quote #594; AND, FURTHER,

BE IT RESOLVED that payment for completion of work described in Quote #594 shall be from the Reserve Fund.

Scott Froebe/James Louttit — Carried

(e) 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.

13 Date of the Next Meeting(s):

(a) Special Meeting: TBA

(b) Regular Meeting #231121R: 1830h on Tuesday 21 November 2023.

14 Motion for Adjournment

Resolution 231026R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 231026R at 1845h on Thursday 26 October 2023.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

"Marc de Montigny"

President: Keith Bricknell

Secretary: Marc de Montigny

Adopted at Meeting #231121R