



## THE METROPOLE

21 November 2023

### **Minutes of MTCC 1170 Meeting Number 231121R — Held on 21 November 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 1855h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:  
Resolution 231121R01: Adoption of the Agenda  
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 231121R, as presented.  
Scott Froebe/James Louttit — Carried
- 03 Assignment of Duties:  
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #231121R.
- 04 Review and Adoption of Previous Meetings' Minutes:  
Resolution 231121R02: Adoption of Minutes  
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 231026R, as presented.  
Marc de Montigny/Nives Maara — 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) Gas Meter Installation: Please refer to Section 11(a) of these Minutes.  
(ii) Emergency Generator: Please refer to Section 11(b) of these Minutes.  
(iii) Victoria Street Planters: Please refer to Section 11 (c) of these Minutes.  
(iv) Insurance Renewal: Please refer to Section 11(d) of these Minutes.  
(v) Management Contract: Please refer to Section 11(e) of these Minutes.  
(vi) Exhaust Vents' Grilles: Please refer to Section 11(f) of these Minutes.  
(vii) EV-Charging Shutdown: Please refer to Section 11(g) of these Minutes.  
(viii) King St Doors: Please refer to Section 11(h) of these Minutes  
(ix) Fitness Equipment: Please refer to Section 11(i) of these Minutes.  
(x) Garage Drains: Please refer to Section 11(j) of these Minutes.  
(xi) 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 231121R03: 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 2023, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2022 to 30 September 2023, and the Front Desk Security Report for the period 05 October 2023 to 03 November 2023.

Nives Malara/Marc de Montigny — Carried

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

(a) Suite Restoration: Management awaits quotes for the restoration phase of the incident previously referenced in Board Resolution 231026R04.

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 additional late-arriving correspondence. Directors also agreed that Management should refer the additional 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) Gas Meter Installation

Resolution 231121R04: Authorising a Renovation Agreement

WHEREAS a commercial unit ("unit") has requested permission for Enbridge to install a new natural gas meter for the aforesaid unit; THEREFORE;

BE IT RESOLVED that MTCC 1170 agrees to permit the aforesaid installation at no cost to MTCC 1170.

Scott Froebe/James Louttit — Carried

(b) Emergency Generator

Resolution 231121R05: Authorising a Generator Maintenance Contract

WHEREAS MTCC 1170 wishes to be proactive about the emergency generator's serviceability and reliability; THEREFORE,

BE IT RESOLVED that MTCC 1170 accepts [Total Power](#)'s offer to provide preventive maintenance services for MTCC 1170's emergency generator from 01 December 2023 to 30 November 2028 (inclusive of both dates) for a total cumulative cost of \$14,627.85 (+HST); AND, FURTHER,

BE IT RESOLVED that payment for the above-noted preventive maintenance shall be from the Operating Fund.

James Louttit/Scott Froebe — Carried

(c) Victoria Street Planters

Resolution 231121R06: Victoria Street Planters' Winter Décor

WHEREAS Section 22(a) of MTCC 1170's *Declaration* assigns responsibility for the Victoria Street planters ("planters") to the Corporation; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Fedak Landscaping Inc \$2,147.00 (+HST) to provide decorative treatment for the planters; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted decorative treatment shall be from the Operating Fund.

Marc de Montigny/Nives Malara — Carried

(d) Insurance Renewal

Resolution 231121R07: 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 for a one-year term commencing 27 November 2023; AND,

WHEREAS the Quotation of \$110,772.36 (incl PST), provides, *inter alia*, the following coverages by [Gore Mutual](#):

- 01 Building and Corporate-owned Contents at \$ 150,825,322.00;
- 02 Per-incident coverage of Boiler and Machinery at \$ 150,825,322.00 per incident;
- 03 Directors’ and Officers’ Errors and Omissions Insurance at \$10,000,000.00;
- 04 Fraud Extension; AND,
- 05 Commercial General Liability at \$10,000,000; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises payment of \$110,772.36 (incl 8% PST) to Condominium Insurance Solutions for the coverages described herein.

Nives Malara/James Louttit — Carried

(e) Management Contract — *Keith Bricknell surrendered the Chair to James Louttit*

Resolution 231121R08: Renewing a Property Management Contract

WHEREAS MTCC 1170’s Board of Directors continues to have full confidence in PropertyWright Management Inc (“management company”); AND,

WHEREAS the management company has proposed no increase in fees from those applicable to the three-year contract that commenced on 01 December 2020 and no amendment to the terms of the contract that commenced on 01 December 2020; THEREFORE,

BE IT RESOLVED that, pursuant to the remuneration and contractual terms described above, MTCC 1170 shall employ PropertyWright Management Inc as its property management company, commencing 01 December 2023 and ending on 30 November 2026.

Keith Bricknell/Nives Malara — Carried

*Keith Bricknell resumed the Chair*

(f) Exhaust Vents’ Grilles

Resolution 231121R09: Exhaust Vents’ Exterior Grilles

WHEREAS Management and the Superintendent have identified occlusion among some exhaust vents’ exterior grilles; THEREFORE,

BE IT RESOLVED that MTCC 1170 will pay [Canada Wide Window Cleaning Inc](#) \$3,842.00. (incl HST) to provide remedial measures described in their Estimate # 148513; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted lint-removal shall be from the Operating Fund.

Scott Froebe/James Louttit — Carried

(g) EV-Charging

Resolution 231121R10: EV-Charging Electrical Shutdown

WHEREAS Signature Electric requires a whole-building electrical shutdown for installation of part of the EV-charging infrastructure; AND,  
WHEREAS a daytime shutdown would be inconvenient for residential units and would cause loss of business for commercial units; THEREFORE,  
BE IT RESOLVED that MTCC 1170 will pay [Signature Electric](#) \$1,067.85 (incl HST) to cover the overtime premiums necessary for a more convenient nighttime electrical shutdown; AND, FURTHER,  
BE IT RESOLVED that payment for the above-noted electrical shutdown shall be from the Operating Fund.  
Scott Froebe/Marc de Montigny — Carried

(h) King St Doors — *Keith Bricknell surrendered the Chair to James Louttit*  
Resolution 231121R11: Modifying the King Street Doors

WHEREAS Management and the Superintendent have identified severe age-and-wear and accessibility issues with the King Street doors; AND,  
WHEREAS additional to convenience-related and reliability issues, MTCC 1170 has a duty to fulfil specific and implicit provisions of the [Accessibility for Ontarians with Disabilities Act](#); THEREFORE,  
BE IT RESOLVED that MTCC 1170 will pay [Hi-Lon Glass Services Ltd](#) \$56,320.00 (+HST) to complete modifications outlined in schematics that Management has provided to the Board of Directors for their approval; AND, FURTHER,  
BE IT RESOLVED that payment for the above-noted modifications shall be from the Reserve Fund.  
Keith Bricknell/Scott Froebe — Carried

*Keith Bricknell resumed the Chair*

(i) Fitness Equipment  
Resolution 231121R12: Cardio-Fitness Equipment

WHEREAS Management has confirmed that the elliptical trainer requires replacement; AND,  
WHEREAS Management has also advised that demand for treadmill-use indicates a need for a second treadmill; THEREFORE,  
BE IT RESOLVED that MTCC 1170 will pay [LIV North](#) to supply, deliver, and install the following equipment:  
(a) as per LIV North's Quote # 00042744, one (1) Life Fitness Aspire Cross-trainer SL Console - Arctic Silver for \$7,813.36 (incl HST)  
(b) as per LIV North's Quote # 00042769, one (1) Life Fitness Activate Series Treadmill-CRC for \$7,675.84 (incl HST); AND, FURTHER,  
BE IT RESOLVED that payment for the above-noted equipment shall be from the Reserve Fund.  
Nives Malara/James Louttit — Carried

(j) Garage Drains  
Resolution 231121R13: Drainpipe Replacement

WHEREAS Management and the Superintendent have identified instances necessitating drainpipe-replacement in the lower garages; THEREFORE,

BE IT RESOLVED that MTCC 1170 will pay [Jermark Plumbing](#) \$13,500.00 (+HST) to complete drainpipe replacements described in their quote dated 16 November 2023; AND, FURTHER,

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

Scott Froebe/Marc de Montigny — 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 #231221R: 1830h on Thursday 21 December 2023.

14 Motion for Adjournment

Resolution 231121R14: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 231121R at 1925h on Tuesday 21 November 2023.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Marc de Montigny”

President: Keith Bricknell

Secretary: Marc de Montigny

Adopted at Meeting #231221R