



## THE METROPOLE

22 February 2024

### **Minutes of MTCC 1170 Meeting Number 240222R — Held on 22 February 2024**

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

Regrets: Marc de Montigny

01 Call to Order: Keith Bricknell called the meeting to order at 1845h.

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

Resolution 240222R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 240222R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Nives Malara graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #240222R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 240222R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 240125R, as presented.

Nives Malara/James Louttit — 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) Garage's Drainpipes: Please refer to Section 11(a) of these Minutes.

(ii) Commercial Units' Submetering: Please refer to Section 11(b) of these Minutes.

(iii) Townhouses' Security Report: Please refer to Section 11 (c) of these Minutes.

(iv) Townhouses' CCTV: Please refer to Section 11(d) of these Minutes.

(v) Submetering Agreement: Please refer to Section 11(e) of these Minutes.

(vi) Receiving an Engineering Report: Please refer to Section 11(f) of these Minutes.

(vii) 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 240222R03: 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 February 2024, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2023 to 31 December 2023, and the Front Desk Security Report for the period 05 January 2024 to 05 February 2024.

Nives Malara/Scott Froebe — Carried

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

(a) None as of 22 February 2024.

08 Correspondence Requiring Action and/or Response:

(a) In response to concerns from a townhouse and/or townhouses, a committee of the Board will reschedule a virtual meeting with potentially concerned parties.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) Garages' Drainpipes:

Resolution 240222R04: Replacing Garages' Drainpipes

WHEREAS Management has reported that age-related and/or road-salt related deterioration necessitates replacing portions of the garages' cast-iron drainpipes; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Jermark Plumbing and Mechanical](#) to complete the following repairs to upper-level spots 6, 8, 14, 18, 40, 45, and bicycle spot 61:

01 replace the deteriorated drainpipes with XFR plastic drainpipes for \$4,500.00 (+HST); AND, FURTHER,

BE IT RESOLVED that payment for these replacements shall be from the Reserve Fund.  
Scott Froebe/James Louttit — Carried

(b) Commercial Units' Submetering:

Resolution 240222R05: Authorising a Submetering Contract

WHEREAS MTCC 1170's submetering system for commercial units' electricity and water consumption can benefit from modernisation; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall engage [Carma Submetering and Billing Solutions](#) to provide submetering for MTCC 1170's commercial units' electricity and water consumption; AND, FURTHER,

BE IT RESOLVED that MTCC 1170's commercial units shall be responsible for all costs arising from the awarding of this contract.  
Nives Malara/James Louttit — Carried

(c) Townhouses' Security: Keith Bricknell surrendered the Chair to James Louttit

Resolution 240222R06: Authorising a Security Assessment

WHEREAS MTCC 1170 wishes to identify security threats for the Victoria Street townhouses' doors and windows; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall pay [Condor Security](#) \$3,900.00 (+HST) to provide a security-assessment and recommendations for the above-noted locations; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted assessment and recommendations shall be from the Operating Fund.  
Keith Bricknell/Scott Froebe — Carried

(d) Townhouses' CCTV:

Resolution 240222R07 Affirming Permission Granted in Resolution #231221R08

WHEREAS to address current circumstances, and concerns arising therefrom, Directors provided generalised permission for Management to install CCTV camera

coverage of the portion of Victoria Street between King and Colborne Streets; AND,

WHEREAS [Regional Fire and Security Systems](#) (“Regional”) has installed the above-noted CCTV camera coverage; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Regional \$20,206.66 (Incl HST) for an installation initially referenced in Resolution #231221R08; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted installation shall, as previously noted in Resolution #231221R08, be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair

(e) Receiving an Engineering report as Information:

Resolution 240222R08 Receiving an Engineering Report as Information

WHEREAS MTCC 1170 has received [Solucore](#)’s inspection reports #2410001M010 and 2410001M010C, reflecting an inspection that occurred on 16 January 2024 (“reports”); THEREFORE,

BE IT RESOLVED that MTCC 1170 receives the reports as information and directs Management to work with [Atta Elevators](#) in resolving all issues that report #2410001M010C identifies.

James Louttit/Scott Froebe — 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 #240321R: 1830h on Thursday 21 March 2024.

14 Motion for Adjournment

Resolution 240222R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 240222R at 1900h on Thursday 22 February 2024.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Marc de Montigny”

President: Keith Bricknell

Secretary: Marc de Montigny