



THE METROPOLE

07 May 2024

Minutes of MTCC 1170 Meeting Number 240507S — Held on 07 May 2024

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 1830h and reminded Directors that their attendance at Special Meeting #240507S confirmed their waivers of notice for the calling of the aforementioned meeting.

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

Resolution 240507S01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 240507S, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #240507S.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 240507S02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 240425R, as presented.

Marc de Montigny/Nives Malara — Carried

05 New and/or Brought-Forward Business:

(a) Receiving a Consultant's Report:

Resolution 240507S03 Receiving a Consulting Report and Directing Response Thereto

WHEREAS [Condor Security](#) has provided recommendations ("recommendations") for enhancing Victoria Street townhouses security; THEREFORE,

BE IT RESOLVED that MTCC 1170 receives the recommendations as information and authorises their attachment to the Minutes of Special Meeting #240507S; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 directs Management to report, no later than Meeting #240523R, the costs of implementing recommendations 1-13 and the costs of substituting laminated glass windowpanes for recommendation #3's suggested solution.

Nives Malara/James Louttit — Carried

06 Date of the Next Meeting(s):

(a) Special Meeting: TBA

(b) Regular Meeting #240523R: 1830h on Thursday 23 May 2024.

07 Motion for Adjournment

Resolution 240507S04: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 240507S at 1845h on Tuesday 07 May 2024.

Scott Froebe/Marc de Montigny — Carried

“Keith Bricknell”

“Marc de Montigny”

President: Keith Bricknell

Secretary: Marc de Montigny

Adopted at Meeting #240523R



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“The recommendations made herein are offered to improve the security and safety posture at the site and help to provide comfort and peace of mind for the board. All recommendations have security benefits and should be reviewed. This framework is to provide greater context and guidance for decision making and implementation considerations.” [Page 06 of Condor Security’s assessment of townhouses’ security needs]

Rec. #	Recommendation	Section	Priority
1	Review door hardware on all exterior doors to ensure that a criminal cannot manipulate the handle or locking mechanism with a crowbar or screwdriver and gain easy access to the site. Add door plate / latch guard to reinforce door hardware.	Building Envelope	High
2	Upgrade internal door hardware for all external doors to include <u>bars, bolts or chains</u> to back up the deadbolt door locks.	Building Envelope	High
3	Apply shatterproof security window film to ground level townhouse windows.	Building Envelope	Moderate
4	Install motion activated security lighting at each townhouse doorway.	Lighting	Moderate
5	Increase external signage outside the townhouses relating to security patrols and CCTV camera presence.	Building Envelope	Moderate
6	Replace non-functioning doorbell camera at 2 Victoria Street and / or any other non-functioning bell.	Building Envelope	Moderate
7	Establish communication channels with other buildings on the street to share information of suspicious activity and incidents of concern. Build relationships with local police.	Property Wide	Low
8	Conduct an awareness campaign reminding residents to report suspicious individuals to security so their image may be shared with TPS if required.	Property Wide	Low
9	Ensure all policies are appropriate and up to date including acceptable use for camera systems.	Property Wide	Low
10	Monitor sites for short term rentals.	Property Wide	Low
11	Conduct a Fob audit yearly to ensure accurate record of fobs in distribution. Consider disabling fobs after 3 months of inactivity to ensure that lost fobs do not become a security vulnerability.	Property Wide	Low
12	Conduct fob conciliation to ensure that only current residents hold fobs allowing interior access to the townhouse backdoors.	Property Wide	Low
13	Ensure that security continues patrols monitor for signs of misuse, as well as to deter loitering and make note of areas in need of extra lighting or surveillance coverage with cameras.	Building Envelop	Low
14	Property Management may consider re-engaging 51 Division Crime Prevention Units for briefings or the Community Police Liaison Committee (CPLC). For more information, you can see the CPLC website and reach out to the contact portal to attend future meetings.	Property Wide	Consider
15	Replace doorbell activated cameras with motion-sensored doorbell cameras.	Building Envelope	Consider