



## THE METROPOLE

18 July 2024

### **Minutes of MTCC 1170 Meeting Number 240718R — Held on 18 July 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 1843h.

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

Resolution 240718R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 240718R, as presented.

Marc de Montigny/Nives Malara — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #240718R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 240718R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 240620R, as presented.

Marc de Montigny/Nives Malara — 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) Receiving a Progress Report: Please refer to Section 11(a) of these Minutes.

(ii) Receiving Bid Documents: Please refer to Section 11(b) of these Minutes.

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

(iv) Swimming Pool Maintenance: Please refer to Section 11(d) of these Minutes.

(v) Garages' Drainpipes: Please refer to Section 11(e) of these Minutes.

(vi) 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 240718R03: 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 July 2024, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2023 to 31 May 2024, and the Front Desk Security Report for the period 05 June 2024 to 03 July 2024.

Nives Malara/Marc de Montigny — Carried

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

08 Correspondence Requiring Action and/or Response:

(a) The Board acknowledged receiving correspondence from a resident owner, but agreed that legal advice would be advisable before addressing the correspondence's issues.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) Receiving a Progress Report:

Resolution 240718R04: Receiving a Renovation's Progress Report as Information

WHEREAS [Building Sciences](#) has provided Construction Review Report N<sup>o</sup> 1 ("Report") for Project N<sup>o</sup> 03136 ("Compactor and Garbage Rooms and Loading Dock Floor Slab Waterproofing Membrane Replacements"); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the analysis as information; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 notes that [Kuch Contracting](#) will be returning on or about 18<sup>th</sup> July 2024 to install the small area of ceramic tiles at the compactor room's entry.

Scott Froebe/James Louttit — Carried

(b) Receiving Bid Documents: *Keith Bricknell surrendered the Chair to James Louttit.*

Resolution 240718R05: Receiving Bid Documents as Information

WHEREAS [Building Sciences](#) has provided "Exterior Sealant Replacement Bid Documents for Metropolitan Toronto Condominium Corporation" ("Bid Documents") for MTCC 1170's ground floor to fourth floor (inclusive of both floors); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the analysis as information and approves its use for differentiating among competing bids for the remedial work that the Bid Documents describe; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 directs Management, as might be necessary, to inform and assist Building Sciences in the bid-analysis process.

Scott Froebe/Keith Bricknell — Carried

(c) Townhouses' Lighting:

Resolution 240718R06: Authorising Townhouses' Lighting Upgrades

WHEREAS motion-sensor activated lighting could enhance townhouses' security; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall pay [Trace Electric](#) \$1,912.00 (+HST) to provide motion-sensor activated lighting and lighting fixtures whose aesthetics Management shall discuss with townhouses' owners; AND, FURTHER,

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

Keith Bricknell/Scott Froebe — Carried

(d) Swimming Pool Maintenance: *Keith Bricknell resumed the Chair.*

Resolution 240718R07: Authorising Swimming Pool Maintenance

WHEREAS the swimming pool requires replacement of age-and/or-use-related components; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall engage [Superior Pool, Spa, and Leisure Ltd](#) to provide the following component-replacements...

- 01 Quote #00002713 — Replace Electrical Pool Heater — \$8,317.20 (Incl HST) **[Amended during Regular Meeting #240926R]**; AND,
- 02 Quote #00002724 — Replace Pool Chemical Controller — \$9,703.25 (Incl HST); AND, FURTHER

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

James Louttit/Scott Froebe — Carried

(e) Garages' Drainpipes:

Resolution 240718R08: Authorising Garages' Drainpipe Replacements

WHEREAS garages' drainpipes above two (2) commercial units have shown indications of leakage; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall pay [Jermark Plumbing and Mechanical Services Ltd](#) \$4,900.00 (+HST) to replace the worn-out cast-iron pipes with more durable [XFR pipe](#); AND, FURTHER,

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

Scott Froebe/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 #240822R: 1830h on Thursday 22 August 2024.

14 Motion for Adjournment

Resolution 240718R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 240718R at 1854h on Thursday 18 July 2024.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Marc de Montigny”

President: Keith Bricknell

Secretary: Marc de Montigny