



THE METROPOLE

17 October 2024

Minutes of MTCC 1170 Meeting Number 241017R — Held on 17 October 2024

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

Regrets: Scott Froebe

- 01 Call to Order: Keith Bricknell called the meeting to order at 1831h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 241017R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 241017R, as presented.
James Louttit/Marc de Montigny — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #241017R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 241017R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 240926R, 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) HVAC Remediation: Please refer to Section 11(a) of these Minutes.
(ii) Fiscal 2024-2025's Budget: Please refer to Section 11 (b) of these Minutes.
(iii) 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 241017R03: 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 2024, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2022 to 31 August 2024, and the Front Desk Security Report for the period 04 September 2024 to 04 October 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) None.

09 Special Committee Reports:

(a) None

10 Other Reports:

(a) None

11 New and/or Brought-Forward Business:

(a) HVAC Remediation:

Resolution 241017R04: Affirming Emailed Authorisation for HVAC Repairs

WHEREAS Management has reported HVAC malfunctions in the main dual loop piping system, and has recommended acceptance of [Ambient Mechanical](#)'s remedial Quote #QUO-28357-V6P0; THEREFORE,

BE IT RESOLVED that MTCC 1170 Directors affirm their emailed consent to pay [Ambient Mechanical](#) \$4,055.19 (+HST) to complete the remediation that the above-noted Quote describes; AND, FURTHER,

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

James Louttit/Marc de Montigny — Carried

(b) Fiscal 2024-2025's Budget:

Resolution 241017R05: Approval of the 2024-2025 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 2024 to 30 November 2025 (inclusive of both dates):

(a) an Operating Budget of \$2,269,548.00; and,

(b) as previously affirmed, via Board Resolution 240321R04, a Reserve Fund Contribution of \$878,421.00; 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.

Nives Malara/Marc de Montigny — Carried

(c) 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 #241119R: 1830h on Tuesday 19 November 2024.

14 Motion for Adjournment

Resolution 241017R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 241017R at 18505h on Thursday 17 October 2024.

Scott Froebe/James Louttit — Carried

President: Keith Bricknell

Secretary: Marc de Montigny

Unofficial — Pending Adoption