



THE METROPOLE

19 November 2024

Minutes of MTCC 1170 Meeting Number 241119R — Held on 19 November 2024

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

Regrets: James Louttit

- 01 Call to Order: Keith Bricknell called the meeting to order at 1850h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 241119R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 241119R, as presented.
Scott Froebe/Marc de Montigny — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #241119R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 241119R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 241017R, as presented.
Marc de Montigny/Scott Froebe — 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) Sealant Replacement: Please refer to Section 11(a) of these Minutes.
(ii) Cleaning Contract: Please refer to Section 11(b) of these Minutes.
(iii) Security Contract: Please refer to Section 11(c) of these Minutes.
(iv) Annual Fire System Test: Please refer to Section 11(d) of these Minutes.
(v) Insurance Renewal: 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 241119R03: 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 2024, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2023 to 30 September 2024, and the Front Desk Security Report for the period 05 October 2024 to 04 November 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) Sealant Replacement: *Keith Bricknell surrendered the Chair to Nives Malara.*

Resolution 241119R04: Authorising Window-Sealant Remediation

WHEREAS pursuant to the "Window Sealant Investigation" that the Board of Directors authorised during Regular Meeting #240822R, [Building Sciences](#) has recommended a contractor capable of this remedial work; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall pay [Kuch Contracting Inc](#) \$284,025.50 (+HST) to complete the above-noted remediation from the ground floor to the fourth floor (inclusive of both floors), commencing in Spring 2025; AND, FURTHER,

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

Keith Bricknell/ Scott Froebe — Carried

(b) Cleaning Contract: *Keith Bricknell resumed the Chair.*

Resolution 241119R05: Renewing a Cleaning Services Contract

WHEREAS Metropolitan Toronto Condominium Corporation N^o 1170 (MTCC 1170) has received a request to renew its contract with [M&G Maintenance](#) (M&G); AND,

WHEREAS M&G has presented terms satisfactory to MTCC 1170; AND,

WHEREAS M&G's services have fulfilled MTCC 1170's expectations; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises renewal of the above-noted contract, subject to terms and conditions described hereunder:

01 except for effective dates and service-prices, the original Cleaning Services Agreement, dated 01 March 2004, shall remain in full force and effect;

02 effective dates for the renewal-contract shall be 01 December 2024 to 30 November 2027, inclusive of both dates; AND,

03 HST-inclusive annual fees, for the first, second, and third years, respectively, shall be \$205,293.23, \$211,452.00, and \$217,795.56.

Scott Froebe/Marc de Montigny — Carried

(c) Security Contract:

Resolution 241119R06 Renewing a Service Contract with Allied Universal Security Services

WHEREAS MTCC 1170 continues to receive desired levels of service from Allied Universal Security Services; AND,

WHEREAS [Allied Universal Security Services](#) has the required levels of expertise, as well as ongoing familiarity with MTCC 1170's expectations, security systems, and fire-safety systems; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises renewal of its service contract with Allied Universal Security Services, subject to the following terms (inclusive of both dates and HST in each instance):

Yr 1: from 01 December 2024 to 30 November 2025 — \$445,655.73;

Yr 2: from 01 December 2025 to 30 November 2026 — \$459,147.02; AND,

Yr 3: from 01 December 2026 to 30 November 2027 — \$470,685.68.

Nives Malara/Marc de Montigny — Carried

(d) Annual Fire System Test:

Resolution 241119R07: Renewing the Annual Fire Inspection Contract

WHEREAS [Regional Fire and Security Systems](#) has provided Contract Proposal #35889 (“Proposal”) for a one-year contract; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Regional Fire and Security Systems](#) the following amounts for services described hereunder:

01 over-all annual inspection, including end-of-line testing — \$7,322.40 (Incl HST); AND,

02 testing four (4) backflow preventers — \$988 (Incl HST); AND, FURTHER,

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

Scott Froebe/Marc de Montigny — Carried

(e) Insurance Renewal:

Resolution 241119R08: 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 2024; AND,

WHEREAS the Quotation of \$100,231.19.(incl PST and an annual valuation fee and HST on the latter), provides, *inter alia*, the following coverages:

01 Building and Corporate-owned Contents at \$158,366,588.00;

02 Per-incident coverage of Boiler and Machinery at \$158,366,588.00 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 MTCC 1170 authorises payment of \$100,231.19 to Condominium Insurance Solutions for the coverages and sales taxes described herein.

Nives Malara/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 #241216R: 1830h on Monday 16 December 2024.

14 Motion for Adjournment

Resolution 241119R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 241119R at 18585h on Tuesday 19 November 2024.

Scott Froebe/Marc de Montigny — Carried

President: Keith Bricknell

Secretary: Marc de Montigny

Unofficial — Pending Adoption