



## THE METROPOLE

20 February 2025

### Minutes of MTCC 1170 Meeting Number 250220R — Held on 20 February 2025

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 1835h.

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

Resolution 250220R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 250220R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #250220R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 250220R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 250122R, 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) Balconies' Repairs: Please refer to Section 11(a) of these Minutes.

(ii) Biannual Window-Cleaning: Please refer to Section 11(b) of these Minutes.

(iii) Backflow Valves: Please refer to Section 11(c) of these Minutes.

(iv) 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 250220R03: 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 2025, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2023 to 30 November 2024, and the Front Desk Security Report for the period 04 January 2024 to 04 February 2025.

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) Balconies' Repairs:

Resolution 250220R04: Authorising Balconies' Repairs

WHEREAS residential units' balconies are exclusive-use common elements whose repairs are MTCC 1170's responsibility; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall pay [Kuch Contracting Inc](#) \$12,200.00 (+HST) to complete three (3) balconies' repairs referenced in their Estimate #1119 ("Estimate"); AND, FURTHER,

BE IT RESOLVED that payment for completion of remediation referenced in the Estimate shall be from the Reserve Fund.

Scott Froebe/James Louttit — Carried

(b) Biannual Window Cleaning:

Resolution 250220R05: Authorising Exterior Window Cleaning

WHEREAS [Canada Wide Window Cleaning Inc](#) has presented Quote Number 149586 ("Quote") which provides two (2) comprehensive window-cleanings per year; THEREFORE,

BE IT RESOLVED that, MTCC 1170 authorises acceptance of the Quote, with terms as follows:

01 Fiscal 2025: \$20,317.40 (Incl HST),

02 Fiscal 2026: \$20,317.40 (Incl HST),

03 Fiscal 2027: \$20,723.75 (Incl HST); AND, FURTHER,

BE IT RESOLVED that payments shall be from the Operating Fund.

Nives Malara/Marc de Montigny — Carried

(c) Backflow Valves:

Resolution 250220R06: Replacing Backflow Preventor Valves

WHEREAS two 3" [Conbraco OS&Y W288800 gate valves](#) have failed; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall pay [Jermark Plumbing and Mechanical Services Ltd](#) \$6,000.00 (+HST) to replace the above-noted components; AND, FURTHER,

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

Scott Froebe/James Louttit — Carried

12 Perusal File of Correspondence Received as Information

(a) None

13 Date of the Next Meeting(s):

(a) Special Meeting: TBA

(b) Regular Meeting #250320R: 1830h on Thursday 20 March 2025.

14 Motion for Adjournment

Resolution 250220R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 250220R at 1845h on Thursday 20 February 2025.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Scott Froebe" *pro tem* during Meeting #250320R

for Secretary: Marc de Montigny