



THE METROPOLE

20 March 2025

Minutes of MTCC 1170 Meeting Number 250320R — Held on 20 March 2025

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

Regrets: Marc de Montigny

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 250320R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 250320R, as presented.

Scott Froebe/Nives Malara — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Scott Froebe graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #250320R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 250320R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 250220R, as presented.

Scott Froebe/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) King Street Doors: Please refer to Section 11(a) of these Minutes.

(ii) Receiving Auditor's Report: Please refer to Section 11(b) of these Minutes.

(iii) AGM 2025: 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 250320R03: 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 March 2025, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2024 to 31 December 2024, and the Front Desk Security Report for the period 05 February 2025 to 05 March 2025

Nives Malara/Scott Froebe — 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) King Street Doors: *Keith Bricknell surrendered the Chair to James Louttit*

Resolution 250320R04: Modifying the King Street Doors

WHEREAS MTCC 1170 wishes to fulfil specific and implicit provisions of the [Accessibility for Ontarians with Disabilities Act](#), and complete the accessibility-provisions whose intentions are implicit in Board Resolution 231121R11; AND,

WHEREAS the main lobby's structural pillar obstructs the Concierge Desk's sightline to the inner King Street doors; THEREFORE,

BE IT RESOLVED that MTCC 1170 will pay [Hi-Lon Glass Services Ltd](#) \$29,638.00 (+HST) to complete modifications encompassed in Quote Number N108263; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted modifications shall be from the Reserve Fund.
Keith Bricknell/Scott Froebe — Carried

(b) Receiving Auditor's Report: *Keith Bricknell resumed the Chair*

Resolution 250320R05: Accepting the Auditor's Report

WHEREAS the Board of Directors of MTCC 1170 has received MTCC 1170's audited statements from [Rapkin Wein LLP](#), for the fiscal year beginning 01 December 2023 and ending 30 November 2024; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the above-noted audited statements as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 agrees that the above-noted audited statements fairly and truly represent MTCC 1170's financial operations during the fiscal year in question.

Nives Malara/Scott Froebe — Carried

(c) AGM 2025:

Resolution 250320R06: AGM and AGM Package

BE IT RESOLVED the Board of Directors of MTCC 1170 agrees to and/or authorises the following:

(a) MTCC 1170's AGM (hereinafter, "AGM 2025") shall commence at 7:30pm on **Tuesday 27th May 2025** (with registration beginning one-half hour earlier);

(b) MTCC 1170 shall employ [CondoVoter](#) to solicit proxies, distribute documents, act as scrutineer, and, by all other means necessary, facilitate AGM 2025 as a "virtual" AGM for \$3,452.15 (+HST);

(c) AGM 2025's information package to owners shall include, *inter alia*, the following items:

(i) an information-letter, agenda, proxy-form, and instructions, in the same general format that MTCC 1170 used for AGM 2024, but amended, as might be necessary, to reflect the *Condominium Act's* requirements;

(ii) a President's Report, in the same general format that MTCC 1170 used for AGM 2024; AND,

(iii) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2025.

James Louttit/Nives Malara — 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 #250424R: 1830h on Thursday 24 April 2025.

14 Motion for Adjournment

Resolution 250320R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 250320R at 1855h on Thursday 20 March 2025.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Marc de Montigny”

President: Keith Bricknell

Secretary: Marc de Montigny

Adopted at Meeting #250424R