



## THE METROPOLE

22 August 2025

### **Minutes of MTCC 1170 Meeting Number 250722R — Held on 22 July 2025**

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

Regrets: None

01 Call to Order: Scott Froebe called the meeting to order at 18:55h.

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

Resolution 250722R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 250722R, as presented.

Nives Malara/Sandra Jones — Carried

03 Assignment of Duties:

(a) Assignment of Corporate Officers' Duties until AGM 2026: Considering the notice of resignation from Keith Bricknell; see Resolution 250722R06.

Surname	Given Name	Position
Froebe	Scott	President
de Montigny	Marc	Corporate Secretary
To Remain	Vacant	Vice President
Jones	Sandra	General Manager
Malara	Nives	Treasurer

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 250722R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 250626R, as presented with the addition/correction of Jon Fine from Lash Condo Law in attendance.

Nives Malara/Sandra Jones — 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) Feedback from Townhouses as to dawn to dusk vs. motion sensor door lights.

(ii) 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 250722R03: 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 2025 and the Front Desk Security Report for the period 04 June 2025 to 03 July 2025

Nives Malara /Sandra Jones — Carried

07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

(a) Management has contacted other condominiums regarding film compensation but no replies yet

08 Correspondence Requiring Action and/or Response:

(a) Management to provide sample correspondence to Board members.

09 Special Committee Reports:

(a) None

10 Other Reports:

(a) None

11 New and/or Brought-Forward Business:

(a) Townhouse Owners lighting report:

Resolution 250722R04: Motion to Receive Townhouse Owners ~lighting report:

BE IT RESOLVED that the Board of Directors of MTCC 1170 Accept the recommendation that Dawn to Dusk lighting be installed in the townhouse outside doorways  
Nives Malara/Marc de Montigny -Carried

(b) King Street Canopy:

Resolution 250722R05: Repairs and refresh of Front door Canopy

BE IT RESOLVED that the Board of Directors of MTCC 1170 Accept the recommendation that the canopy repair/beautification be done in conjunction with the current lower-level caulking to save on the cost to erect anew the scaffolding if it was done later this year.

Sandra Jones/Nives Malara-Carried

(c) Resignation:

Resolution 250722R06: Keith Bricknell resignation

WHEREAS KEITH BRICKNELL has provided his memorandum of resignation ("resignation") from MTCC 1170's Board of Directors; therefore,

BE IT RESOLVED that MTCC 1170's Board of Directors receives the resignation as information; and, further,

BE IT RESOLVED that the Board of Directors of MTCC 1170 thanks Keith Bricknell for the diligence, skill, insight, incisiveness, and perspicacity that he reliably and unstintingly contributed to MTCC 1170's wellbeing during his entire time as a Director and Corporate Officer; and, further,

BE IT RESOLVED that MTCC 1170's Board of Directors authorises the resignation's attachment to the Minutes of Board Meeting #250722R, and its dissemination to all MTCC 1170's Owners.

Nives Malara/Marc de Montigny - Nives Malara, Scott Froebe, Marc de Montigny For, None Against, Sandra Jones Abstained - Carried

12 Perusal File of Correspondence Received as Information: None

13 Date of the Next Meeting(s):

(a) Special Meeting: TBA

(b) Regular Meeting #250822R: 18:30h on Tuesday 22 August 2025.

14 Motion for Adjournment

Resolution 250722R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 250722R at 1940h on Tuesday 22 July 2025.

Nives Malara/Marc de Montigny -Carried

Secretary: Marc de Montigny



**THE METROPOLE**

20 July 2025

To: Nancy Bijelic — MTCC 1170's Property Manager  
From: Keith Bricknell — MTCC 1170's Board President  
Re: Notice of Resignation from MTCC 1170's Board of Directors

You and two of MTCC 1170's Directors have known for several months that I did not intend seeking re-election to the Board of Directors at MTCC 1170's AGM 2026.

Thus, I have two options. One would be to serve my term and allow MTCC 1170's owners to elect an unknown owner as replacement at AGM 2026. The other would be resigning early, allowing the Board to appoint a replacement, and allowing the appointee time to prove herself/himself before seeking election to a three-year term beginning at AGM 2026.

The second option offers greater benefit to MTCC 1170. Thus, I choose it. Please consider that my resignation from MTCC 1170's Board of Directors takes effect at 1159h on Sunday 20 July 2025.

As for logistics, I will, within the prescribed time, comply with MTCC 1170's Rule 15.04.

Finally, please accept my warmest thanks for your and all staff members' exemplary competence and dutifulness. MTCC 1170 would not be the well-run building that it is without that level of highly commendable devotedness.

Keith Bricknell

Board President — MTCC 1170  
(For the Remainder of Today, at Least!)