



THE METROPOLE

15 February 2008

Minutes of MTCC 1170 Meeting Number 080116R — Held on 16 January 2008

Present: Directors — Keith Bricknell, Sylvia Furlong, Jason Hum (electronic attendance), Nives Malara (6.55pm), and Stephanie Wang; and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.40pm.

02 Adoption of Agenda and Additions:

Resolution 080116R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 080116R, as presented.

Jason Hum/Stephanie Wang — Carried

03 Temporary Re-allocation of Officers' Duties: None.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 080116R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 071219R, as presented.

Sylvia Furlong/Jason Hum — Carried

05 Administrative and Security Reports:

(a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.

(i) Ratification of Prior Consensus-Items:

Resolution 080116R03: Ratification of Prior Purchases

WHEREAS MTCC 1170's Board of Directors wishes to expedite operations by providing consensus for the Onsite Property Manager to purchase goods and/or services within specific price-ranges; AND,

WHEREAS the Onsite Property Manager has received invoices for purchases which had received the Board of Directors' consensus; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratifies the following expenditure.

01 Operating Fund Item — Winter Arrangements for the Victoria Street Planters: \$600.00 plus taxes, payable to Robert Ketcheson, for an item first referenced at Section 05(a)(iv) of the Minutes for Regular Meeting 071121R.

Stephanie Wang/Sylvia Furlong — Carried

- (ii) Toronto Hydro Power Failure on 03 December 2007: Toronto Hydro's response to Management's inquiries is pending. Nonetheless, the Board supports Management's request for Toronto Hydro to reimburse MTCC 1170 for costs of damaged components. Without prejudice to MTCC 1170's expectation that Toronto Hydro should pay for costs flowing from power failures, the Board agreed that Management could install surge protection for the intercom system. A ratifying motion, as to costs (\approx \$350), will occur on presentation of the installer's invoice.
- (iii) DVR-Related Issues: Management and the President commented further on testing that the President conducted on 14 January 2008, and an exchange of e-mails among Management, the President, and Brampton Fire.
- (iv) West Inner Lobby Door: The Board asked Management to require Keyscan and Brampton Fire to investigate further and to submit written statements of their opinions about remedial measures, and especially about the costs of any such measures.
- (v) Wet/Dry Vacuum: This extractor is essential for removing accidental overflows and/or spillage from carpeted areas — to prevent mould. Given the fact that this device addresses health and safety issues, the Board agreed to the following steps, with a ratifying motion as to costs on presentation of an invoice:
 - o refurbishment and retention of the present unit as a backup (\approx \$515); and,
 - o purchase of a new principal-use unit from Goldmark Industries (\approx \$2,599).
- (vi) Smoke Detectors: Most suites use ionisation smoke detectors, which can generate annoying "false positives". In contrast, photoelectric smoke detectors usually generate fewer "false positives". The President agreed, at his personal expense, to install a photoelectric smoke detector in his suite and to report on its apparent efficacy. If the experiment produces favourable results, the Board might wish to consider a process for having owners voluntarily replace ionisation detectors (*ie*, "at their own cost") with photoelectric detectors.
- (vii) YTD Financials: The Treasurer and ICC Property Management commented briefly on the "Financials".

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 080116R04: 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 January 2008, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2007 to 31 December 2007, and the Front Desk Security Report for the period 11 December 2007 to 07 January 2008.

Stephanie Wang/Jason Hum — Carried

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

- (a) Energy-Conservation and MR16 Lighting: This is the type of lighting, currently halogen, that MTCC 1170 uses in its elevators and in the main lobby. Management and the Presi-

dent commented on limited experimental use of LED MR16 lighting in one of MTCC 1170's elevators. Also, the President directed the Board's attention to a newspaper article (*Toronto Star*: 09 January 2008) describing the Palace Pier condominium's use of LED MR16 lighting.

- (b) Smart Sub-Metering of the Electrical Common Elements: Management and the Board agreed to meet, in Committee, with a potential supplier at 6.30pm on 31 January 2008.

08 Correspondence Requiring Action and/or Response:

Resolution 080116R05: Going into Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 7.12pm.

Jason Hum/Sylvia Furlong — Carried

Resolution 080116R06: Rising from Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 7.30pm.

Jason Hum/Sylvia Furlong — Carried

- (a) Directors agreed on a response to a resident owner's inquiries about MTCC 1170's recreational facilities and commercial units. Directors also agreed that Management and/or the President may communicate the Board's response to the above-noted items.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Post-Changeover Issues — HVAC System: Directors agreed that Management and the President should meet with service-providers on 17 February 2008.

12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.

13 Next Committee Meeting: 6.30pm on Thursday 31 January 2008

14 Next Special Meeting: TBD

15 Next Regular Meeting: 6.30pm on Thursday 21 February 2008

16 Motion for Adjournment

Resolution 080116R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 080116R at 7.35pm on Wednesday 16 January 2008.

Nives Malara/Stephanie Wang — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

17 March 2008

Minutes of MTCC 1170 Meeting Number 080221R — Held on 21 February 2008

Present: Directors — Keith Bricknell, Sylvia Furlong, Jason Hum (electronic attendance), and Nives Malara; and, ICC Property Management — Nancy Bijelic

Regrets: Stephanie Wang

01 Call to Order: Keith Bricknell called the meeting to order at 6.43pm.

02 Adoption of Agenda and Additions:

Resolution 080221R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 080221R, as presented.

Jason Hum/Sylvia Furlong — Carried

03 Temporary Re-allocation of Officers' Duties: None.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 080221R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 080116R, as presented.

Nives Malara/Sylvia Furlong — Carried

05 Administrative and Security Reports:

(a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.

(i) Ratification of Prior Consensus-Items

Keith Bricknell surrendered the Chair to Nives Malara.

Resolution 080221R03: Ratification of Prior Purchases

WHEREAS MTCC 1170's Board of Directors wishes to expedite operations by providing consensus for the Onsite Property Manager to purchase goods and/or services within specific price-ranges; AND,

WHEREAS the Onsite Property Manager has received invoices for purchases which had received the Board of Directors' consensus; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratifies the following expenditure.

01 Operating Fund Item (*per* Section 97(2)(c) of the *Condominium Act*) — Art Deco Fascia for the “Dummy” Elevator-Doors in the Main Lobby: \$13,200.00 plus taxes, payable to Demtra Elevator Interiors, for an item first referenced at Section 10(a) of the Minutes for Regular Meeting 070516R and Section 09(d) of the Minutes for Regular Meeting 070620R; and, subsequently referenced at Section 07(a) of the Minutes for Regular Meetings 070718R, 070815R, 070919R, and 071017R.

Keith Bricknell/Jason Hum — Carried

Keith Bricknell resumed the Chair.

- (ii) Toronto Hydro Power Failure on 03 December 2007: Toronto Hydro has not yet replied to Management's request for reimbursement. Installation of protective devices will be occurring shortly.
- (iii) DVR-Related Issues: Brampton Fire's response is pending.
- (iv) West Inner Lobby Door: Management reported that repairs to a switch at the Security Desk remedied the problem with the electric door-lock.
- (v) Recent Non-Emergency Fire Alarms: Management and Directors discussed remedial strategies. These included pre-emptive replacement of old and/or obsolete (albeit, legally functional) detectors, as well as provision of a one-line zone-diagram for Management and the Security Desk. Finally, Management and Directors reviewed protocols that guide the Security Desk's announcements during fire alarms.
- (vi) Smoke Detectors: The President reported that the newly installed photoelectric detector in his suite had produced no false positives.
- (vii) Dryer-Vent Cleaning: Management and Directors discussed that fact that 2008 is the year in which this prepaid item will be occurring. Management and Directors also agreed to re-offer owner-paid installation of metal-clad washing machine hoses. The last such offer occurred several years ago. A repetition could benefit owners who have new equipment and/or owners who did not opt-in on the previous round.
- (viii) YTD Financials: Directors commented briefly on the YTD “Financials”.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 080221R04: 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 2008, ICC's rendering

of MTCC 1170's unaudited Financial Statements for the period 01 December 2007 to 31 January 2008, and the Front Desk Security Report for the period 08 January 2008 to 11 February 2008.

Jason Hum/Nives Malara — Carried

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

- (a) Elevators —LED Lighting: Management and Directors agreed that MR16-compatible LED lighting has significant potential for reducing lighting costs and excess heat in the Main Lobby and in all elevators. MTCC 1170 will revisit this topic when the cost of LED lighting decreases and its installation becomes feasible.
- (b) Smart Sub-Metering of MTCC 1170's Common Elements: Directors' consensus was that Management should proceed with smart sub-metering MTCC 1170's Common Elements. A ratifying motion will occur on presentation of the invoice. Directors' decision reflected, *inter alia*, the following conservation-related and cost-related issues.
 - (i) Currently, MTCC 1170 does not propose smart sub-metering residential suites. However, as electricity-costs inevitably rise, there may be pressure to reconsider that possibility. As Section 07(b)(iii) explains, smart sub-metering of the common elements will provide data necessary for showing whether smart sub-metering of individual suites *might* provide a realistic payback of its associated capital and administrative costs.
 - (ii) As electricity costs rise, governmental grants could be available to buildings that replace existing major equipment (*eg*, main air conditioning chillers and/or cooling towers) with more efficient equipment. Inevitably, such grants entail engineering studies and/or the provision of significant data. Smart sub-metering of the common elements will go far towards providing such data and, possibly, towards reducing the costs of mandatory engineering studies.
 - (iii) By measuring common elements' electricity-use, MTCC 1170 can measure residential suites' **total** or **aggregate** use: Net Total Consumption – Common Elements' Consumption = Residential Consumption. (*Commercial units have always had individual metering. Therefore, Total Consumption – Commercial Consumption = Net Total Consumption*). When residents become aware of their impact on MTCC 1170's total electrical costs, they should have more motivation to conserve.

Resolution 080221R05: Going into Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 7.06pm.

Sylvia Furlong/Jason Hum — Carried

Resolution 080221R06: Rising from Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 7.17pm.

Jason Hum/Sylvia Furlong — Carried

08 Correspondence Requiring Action and/or Response:

- (a) Directors agreed on a response to a resident owner's request regarding a proposed use of some of the common elements. Directors also agreed that Management and/or the President should communicate the Board's decision to that resident owner.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Post-Changeover Noise in HVAC Cooling/Heating Pipes: Management and the President reported on their meeting with the contractor on 17 January 2008.

12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Next Regular Meeting: 6.30pm on Wednesday 19 March 2008

16 Motion for Adjournment

Resolution 080221R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 080221R at 7.20pm on Wednesday 21 February 2008.

Nives Malara/Sylvia Furlong — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

19 March 2008

Minutes of MTCC 1170 Meeting Number 080319R — Held on 19 March 2008

- Present: Directors — Keith Bricknell, Sylvia Furlong, Jason Hum (electronic attendance), and Stephanie Wang; and, ICC Property Management — Nancy Bijelic
- Regrets: Nives Malara
- 01 Call to Order: Keith Bricknell called the meeting to order at 6.35pm.
- 02 Adoption of Agenda and Additions:
Resolution 080319R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 080319R, as presented.
Jason Hum/Stephanie Wang — Carried
- 03 Temporary Re-allocation of Officers' Duties: None.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 080319R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 080221R, as presented.
Sylvia Furlong/Jason Hum — Carried
- 05 Administrative and Security Reports:
- (a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.
- (i) Ratification of Prior Consensus-Items: Pending
- (ii) Toronto Hydro Power Failure on 03 December 2007: Toronto Hydro has agreed to review MTCC 1170's request for reimbursement. Installation of protective devices has occurred.
- (iii) DVR-Related Issues: Directors agreed that Management should continue pursuing these issues, and that Management and the President may meet with the provider(s).

- (iv) Dryer-Vent and Hose-Replacement Quotes: Directors agreed that Dryerfighters should clean dryer-vents and dryer-interiors, and should also provide optional owner-paid replacement of washing machines' hoses. A ratifying motion will occur on presentation of the invoice.
- (v) Underground Garage — Water Intrusion: Directors Agreed that Trow Engineering should investigate causes, recommend solutions, and oversee corrective measures. A ratifying motion will occur on presentation of the invoice.
- (vi) Smoke Detectors: Directors discussed recent *Globe and Mail* articles on ionisation and photoelectric smoke detectors. Directors agreed that, when common elements' ionisation detectors fail, the replacements should be photoelectric. Finally, Directors agreed to continue investigation of the articles' implications for other areas of the building.
- (vii) Post-Construction Cleaning of Balconies' Railings: Management reported on recent work and agreed to compile a list of items that might still need attention.
- (viii) Report on 15 January 2008's Fire-Safety Inspection (Rec'd 19 March 2008): Management summarised the Report's recommendations. A motion to receive the Report as information could occur as early as 16 April 2008. In the meantime, Directors asked Management to undertake the following tasks:
 - o differentiate among mandatory, desirable, and potentially desirable remedial measures;
 - o seek information that would allow MTCC 1170 to differentiate between the Corporation's and unit owners' responsibility for the above-noted remediation; and,
 - o seek additional quotes for completing the above-noted remediation.
- (ix) YTD Financials: Directors commented briefly on the YTD "Financials".

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 080319R03: 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 2008, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2007 to 28 February 2008 [*sic*], and the Front Desk Security Report for the period 12 February 2008 to 11 March 2008.

Stephanie Wang/Sylvia Furlong — Carried

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

- (a) Filming in Our Neighbourhood: Directors discussed the pre-circulated draft survey-instrument and agreed to its use in assessing residents' reactions and opinions of filming in our neighbourhood.

Resolution 080319R04: Going into Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 7.10pm.

Jason Hum/Sylvia Furlong — Carried

Resolution 080319R05: Rising from Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 7.26pm.

Jason Hum/Stephanie Wang — Carried

08 Correspondence Requiring Action and/or Response:

(a) Directors discussed a resident owner's inquiries about Earth Hour on 29 March 2008. Directors then agreed on the following response.

- (i) MTCC 1170 will post brochures describing Earth Hour; albeit, without comment.
- (ii) MTCC 1170 will distribute a brief newsletter explaining the Corporation's position and legal obligations *vis à vis* Earth Hour.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) Post-Changeover Noise in HVAC Cooling/Heating Pipes:

Resolution 080319R06: Receiving a Technical Report as Information

WHEREAS MTCC 1170 has received a HVAC contractor's report, explaining events during and/or following MTCC 1170's autumnal changeover; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 accepts the above-noted report as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management and/or the President to use the above-noted report's information, wholly and/or partially, when providing information to MTCC 1170's unit-owners and/or residents.

Sylvia Furlong/Stephanie Wang — Carried

(b) AGM 2008: Directors agreed to set the date no later than 16 April 2008.

(c) Speaker-Phone Capability: MTCC 1170's By-Laws allow electronic attendance at Board Meetings. To support this portion of the By-Laws, and to meet current needs, Directors agreed that MTCC 1170 should buy a very basic Polycom "SoundStation2" speakerphone. A ratifying motion will occur on presentation of the invoice.

(d) Commercial Units and Sub-Leases: The Board gave directions to Management regarding an ongoing exchange of communications between the Corporation and a commercial unit.

- (e) Water-Conservation Inspections: Directors discussed various strategies for motivating residents to conserve water by repairing dripping faucets and/or leaky toilet tanks.
- 12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.
- 13 Next Committee Meeting: TBD
- 14 Next Special Meeting: TBD
- 15 Next Regular Meeting: 6.30pm on Wednesday 16 April 2008
- 16 Motion for Adjournment

Resolution 080319R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 080319R at 7.29pm on Wednesday 19 March 2008.

Jason Hum/Sylvia Furlong — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at
Meeting #080416R



THE METROPOLE

23 May 2008

Minutes of MTCC 1170 Meeting Number 080416R — Held on 16 April 2008

Present: Directors — Keith Bricknell, Sylvia Furlong, Jason Hum (electronic attendance), Nives Malara, and Stephanie Wang; and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.37pm.

02 Adoption of Agenda and Additions:

Resolution 080416R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 080416R, as presented.

Sylvia Furlong/Jason Hum — Carried

03 Temporary Re-allocation of Officers' Duties: None.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 080416R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 080319R, as presented.

Nives Malara/Stephanie Wang — Carried

05 Administrative and Security Reports:

(a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.

(i) Ratification of Prior Consensus-Items: Pending

(ii) Toronto Hydro Power Failure on 03 December 2007: Management awaits the results of Toronto Hydro' agreement to review MTCC 1170's request for reimbursement.

(iii) DVR-Related Issues: Management and the President reported on a meeting with Brampton Fire on 03 April 2008.

(iv) Underground Garage — Water Intrusion: Management awaits Trow Engineering's report. If the report becomes available before the next meeting, Management will e-mail it for Directors' consideration and possible implementation — with ratification to follow on presentation of the invoice.

(v) Post-Construction Cleaning of Balconies' Railings: Management commented on work in progress for gathering data and bringing this matter to closure.

- (vi) Report on 15 January 2008's Fire-Safety Inspection (Rec'd 19 March 2008): Before considering a motion to receive a report as information, Directors asked Management to seek further information on required upgrades and costs thereof.

Resolution 080416R03: Receiving a Technical Report as Information

WHEREAS MTCC 1170 has received a fire-safety contractor's inspection report, explaining upgrades that may be mandatory and/or desirable; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 accepts the above-noted report as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management and/or the President to use the above-noted report's information, wholly and/or partially, when providing information to MTCC 1170's unit-owners and/or residents.

Jason Hum/Sylvia Furlong — Carried

- (vii) Changeover from Heating to Cooling: Management advised Directors that the changeover should be complete on or around 23 April 2008.

- (viii) YTD Financials: Directors commented briefly on the YTD "Financials".

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 080416R04: 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 April 2008, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2007 to 31 March 2008, and the Front Desk Security Report for the period 12 March 2008 to 07 April 2008.

Stephanie Wang/Nives Malara — Carried

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

- (a) Filming in Our Neighbourhood: Management's tabulation of survey responses is a WiP. A summary report will be available sometime after AGM 2008.
- (b) Polycom Telephone Unit: This new unit had its trial run during Meeting 080416R. It provided excellent sound quality and ease of communication. Thus, it allows meaningful implementation of the By-Law facilitating Directors' electronic attendance at meetings.
- (c) Receipt of the Audited Statements and Approval for AGM 2008's Date:

Resolution 080416R05: Acceptance of the Auditor's Report

WHEREAS the Board of Directors of MTCC 1170 has received MTCC 1170's audited statements from Daurio & Franklin LLP (Chartered Accountants), for the fiscal year beginning 01 December 2006 and ending 30 November 2007; 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.

Stephanie Wang/Jason Hum — Carried

Resolution 080416R06: Setting the Date and Parameters for AGM 2008

WHEREAS MTCC 1170's Board of Directors has received and adopted the Corporation's audited financial statements for 01 December 2006 to 30 November 2007 (inclusive of both dates); THEREFORE,

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

- (a) MTCC 1170's AGM (hereinafter, "AGM 2008") shall commence at 7:30pm on Wednesday 21 May 2008 (with registration beginning one-half hour earlier);
- (b) AGM 2008'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 2007; and,
 - (ii) a President's Report, in the same general format that MTCC 1170 used for AGM 2007.
- (c) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2008.

Nives Malara/Sylvia Furlong — Carried

Resolution 080416R07: Going into Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 6.48pm.

Jason Hum/Sylvia Furlong — Carried

Resolution 080416R08: Rising from Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 7.20pm.

Jason Hum/Stephanie Wang — Carried

(d) Commercial Units and Subleases: The Board gave direction to Management and the President regarding a tentative meeting with a commercial unit's owner.

08 Correspondence Requiring Action and/or Response:

(a) Directors denied a former tenant's request for exemption from paying the costs of minor common element(s) damage(s) attributed to one or more of her/his invitees.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Water Penetration: The Board directed Management to proceed with repairing minor dry-wall damage in the swimming pool. Ratification of costs will occur on presentation of the invoice and/or other documentation. The Board also asked Management to report on costs of repairing other areas where minor intrusion had occurred. Finally, the Board asked Management to ascertain causes and to require contractors' remediation of any deficiencies — especially given the existence of holdback monies.
- (b) Condensation on Windows in Two Suites: Trow's final report confirmed that condensation reflected activities within the suites, rather than any form of intrusion.

Resolution 080416R09: Receiving an Engineering Report as Information

WHEREAS MTCC 1170 has received an engineering consultant's inspection report, explaining condensation on windows in two units; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 accepts the above-noted report as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management and/or the President to use the above-noted report's information, wholly and/or partially, when providing information to MTCC 1170's unit-owners and/or residents.

Jason Hum/Nives Malara — Carried

- (c) Balancing Corridors' Make-Up Air: Directors agreed to accept Ambient Mechanical's recommendation, and to proceed with re-balancing corridors' make-up air. A ratifying motion, as to the minor cost of re-balancing, will occur on presentation of the invoice.

12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Next Regular Meeting: 6.30pm on Thursday 29 May 2008

16 Motion for Adjournment

Resolution 080416R10: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 080416R at 7.30pm on Wednesday 16 April 2008.

Sylvia Furlong/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

13 June 2008

Minutes of MTCC 1170 Meeting Number 080529R — Held on 29 May 2008

- Present: Directors — Keith Bricknell, Jason Hum (electronic attendance), and Nives Malara; and, ICC Property Management — Nancy Bijelic
- Regrets: Sylvia Furlong and Stephanie Wang
- 01 Call to Order: Keith Bricknell called the meeting to order at 6.37pm.
- 02 Adoption of Agenda and Additions:
Resolution 080529R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 080529R, as presented.
Nives Malara/Jason Hum — Carried
- 03 Assignment of Directors' Duties: Directors' consensus was that all of the Corporation's officers should continue in the positions that they held during AGM 2008.
- 04 Temporary Re-allocation of Officers' Duties: None.
- 05 Review and Adoption of Previous Meetings' Minutes:
Resolution 080529R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 080416R, as presented.
Jason Hum/Nives Malara — Carried
- 06 Administrative and Security Reports:
- (a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.
- (i) Ratification of Prior Consensus-Items: Pending
 - (ii) Toronto Hydro Power Failure on 03 December 2007: Management has received instructions to communicate with the City's insurance adjuster.
 - (iii) DVR-Related Issues: Brampton Fire has completed work on DVR #2. Delivery will occur within the next few days. A list of replaced components will also be available.
 - (iv) Underground Garage — Water Intrusion: Trow's engineers provided the report late on 29 May 2008 — too late for a motion to receive. However, the

Board agreed to begin implementing the report's recommendations. A ratifying motion, as to costs, will occur on presentation of the invoice.

- (v) **Cleaning of Balconies' Railings:** On 02 June 2008, the Superintendent will re-examine areas whose initial cleaning was incomplete. In consultation with affected units' owners, Management will determine the scope of any additional cleaning that might be necessary.
- (vi) **Report on 15 January 2008's Fire-Safety Inspection (Rec'd 19 March 2008):** Directors agreed that MTCC 1170 should proceed with the report's mandatory and optional specifications and/or recommendations. A ratifying motion, as to costs, will occur on presentation of the invoice.
- (vii) **Sauna Maintenance:** Directors agreed to use Grout Masters' cleaning procedure in one sauna, assess the outcome, and then decide whether to proceed with the other sauna. A ratifying motion, as to costs, will occur on presentation of the invoice.
- (viii) **Meeting with a Commercial Unit's Owner:** Management and the President reported on the 08 May 2008 meeting with this unit's owner. Additionally, Directors received copies of a letter in which the unit's owner agreed to begin addressing MTCC 1170's concerns about the unit's exterior.
- (ix) **Elevator #2 and #3:** Management reported that it is feasible to wire the spare M-G set into the control panel. This could reduce or eliminate inconvenience if Elevator #2 or #3 were to experience failure of an M-G set. A decision will be possible when Management receives a cost-estimate.
- (x) **Elevator #1:** Management and Directors discussed possible timing of scheduled (but non-critical) contractual maintenance of this elevator.
- (xi) **Landscaping Contract:**

Resolution 080529R03: Annual Vegetation and Enhancements

WHEREAS MTCC 1170's outdoor plants, shrubs, and/or trees are Common Elements (as described in the Declaration and/or as part of long-established aesthetic expectations); **THEREFORE,**

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall pay \$8,932.97 (plus GST) to Fedak Landscaping to provide the following services:

- (a) summer maintenance (\$3,400.97 plus GST);
- (b) watering (\$2,583.00 plus GST);
- (c) supplying and planting annual plants on the roof's terrace, the 5th floor's terrace, and the Victoria Street townhouses' planters (\$2,120.00 plus GST);
- (d) adding 200kg of triple mix to all annual plants' beds (\$245 plus GST); **AND,**
- (e) removing and replacing five dead bushes on the 5th floor's terrace (\$584 plus GST).

Jason Hum/Nives Malara — Carried

(xii) YTD Financials: Directors commented briefly on the Financials.

07 Motion to Receive Administrative and Security Reports as Information.

Resolution 080529R04: 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 May 2008, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2007 to 30 April 2008, and the Front Desk Security Report for the period 08 April 2008 to 12 May 2008.

Nives Malara/Jason Hum — Carried

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

(a) Filming in Our Neighbourhood: Management's tabulation of survey responses is nearly complete. The tabulation will be available for Director's discussion during June or July's Regular Board Meeting.

(b) Water Penetration (Meeting 080416R — Section 11): Management reported briefly on remedial work, occurring subject to MTCC 1170's holdback of funds from the contractor.

Resolution 080529R05: Going into Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 6.57pm.

Jason Hum/Nives Malara — Carried

Resolution 080529R06: Rising from Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 7.13pm.

Nives Malara/Jason Hum — Carried

09 Correspondence Requiring Action and/or Response:

(a) Directors affirmed the sufficiency and appropriateness of Management's and the President's responses to a complaint from a townhouse owner.

(b) Directors discussed cost-sharing protocols when Owners must uninstall and then reinstall window-coverings to allow Corporate access and repairs to external windows. Directors agreed that Corporate contributions should comprise only an amount notionally necessary to uninstall and reinstall a very basic set of window-coverings. Any additional costs (eg, for more complex window-covering assemblies) should be individual Owners' responsibility.

(c) Corporate Legal Counsel's Opinion *re* Former API Units: Directors agreed to accept and implement Corporate Legal Counsel's recommendations regarding the current re-

sale of a former API suite. Additionally Directors agreed to implement these recommendations *vis à vis* future sales and/or re-sales of former API suites.

10 Special Committee Reports: None

11 Other Reports: None

12 New and/or Brought-Forward Business:

- (a) 5th Floor Terrace's Unfinished Quasi-Gazebo (AGM 2008 Item): Directors agreed that Management should get quotes for enhancing this facility's potential usability. Directors also agreed that a survey should precede any expenditure — to assess the extent to which residents might actually use an improved facility
- (b) Issues Relevant to the Parking Garages (AGM 2008 Item): Directors agreed on the following points.
- (i) A \$100 cleaning-fee continues to be appropriate as a deterrent, and for cost-recovery, in instances where residents' vehicles leak lubricants onto parking stall floors.
 - (ii) The present semi-annual pre-cleaning letter continues to be appropriate for educating residents about the necessity for remedying lubricant-leaks from their vehicles.
 - (iii) If the Corporation were to acquire parking stalls (for use as guest stalls and/or as a wash-bay), the following non-exhaustive list of difficulties could ensue.
 - The Corporation would lose the CE fees that the acquired stall(s) formerly paid. Revenues from the acquired stalls would have to be sufficient to recover the lost CE fees, as well as to defray operating costs.
 - Parking stalls and dwelling units pay CE fees based on their percentage ownership of MTCC 1170. Collectively, those percentages must always sum to 100%. The removal of a parking stall (or stalls) would mean that CE percentages no longer summed to 100%. This could mean that the missing percentage points would have to be re-assigned equitably to all other parking stalls and/or dwelling units in MTCC 1170.
 - Any re-assignment of CE percentage points would, *per se*, be a major undertaking. Potentially more problematical and costly, though, would be the potential Land Titles re-surveying and/or re-registration that the change might trigger — for all of MTCC 1170's parking stalls and dwelling units.
- (c) Residents' Access to Protection via Toronto's Noise By-Law (AGM 2008 Item): Residents have access to Toronto's By-Laws — via www.mtcc1170.com. A reminder of this availability could assist residents in their research and in their attempts to resolve problems.
- (d) Proposed Closure of Victoria Street on 15 June 2008: Directors approved Management's communications with the City's bureaucracy and with Cllr McConnell. Directors also approved Management's enlistment of Victoria Street residents' involvement.

(e) Bell ExpressVu: To facilitate the Corporation's relevant By-Law, Directors approved Bell ExpressVu's marketing plan. Additionally, Directors agreed to post two of Bell ExpressVu's PDFs on the "News" page of the Corporation's Web-site.

13 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.

14 Next Committee Meeting: TBD

15 Next Special Meeting: TBD

16 Next Regular Meeting: 6.30pm on Wednesday 18 June 2008

17 Motion for Adjournment

Resolution 080529R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 080529R at 7.30pm on Thursday 29 May 2008.

Nives Malara/Jason Hum — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum

Adopted at
Meeting #080618R



THE METROPOLE

22 July 2008

Minutes of MTCC 1170 Meeting Number 080618R — Held on 18 June 2008

Present: Directors — Keith Bricknell, Sylvia Furlong (electronic attendance), Jason Hum (electronic attendance), Nives Malara, and Stephanie Wang; and, ICC Property Management — Nancy Bijelic and Olga Yureva

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.33pm.

02 Adoption of Agenda and Additions:

Resolution 080618R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 080618R, as presented.

Sylvia Furlong/Stephanie Wang — Carried

03 Temporary Re-allocation of Officers' Duties: None.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 080618R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 080529R, as presented.

Jason Hum/Nives Malara — Carried

05 Administrative and Security Reports:

(a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.

(i) Ratification of Prior Consensus-Items: Pending.

(ii) Toronto Hydro Power Failure on 03 December 2007: Management advised that Toronto Hydro's insurance underwriter had not yet responded.

(iii) DVR-Related Issues: Management and the President commented on steps that a service-provider had taken when attempting to refurbish one of the Corporation's DVRs. The President noted that refurbishment did not seem to entail any use of relatively recent technology. The Board asked Management to pursue that point with the service-provider.

(iv) Underground Garage — Water Intrusion: Management and Directors discussed Trow's progress in generating a set of specifications. Management and the President then offered some theories on possible causes of the intrusion.

Resolution 080618R03: Receiving an Engineering Report as Information

WHEREAS MTCC 1170 has received an engineering consultant's preliminary inspection report, explaining aspects of water penetration into the underground parking area; THEREFORE,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management and/or the President to use the above-noted report's information, wholly and/or partially, when providing information to MTCC 1170's unit-owners and/or residents.

Nives Malara/Sylvia Furlong — Carried

- (v) Cleaning of Balconies' Railings: Directors asked Management to contact a neighbouring building's legal counsel about perceived residual deficiencies.
- (vi) Sauna Maintenance: Management reported on the success of major cleaning in one of the saunas. Directors then authorised Management to ask Grout Masters to clean the other sauna.
- (vii) Elevator #2: Management provided Directors with ThyssenKrupp's quote for refurbishing the spare direct-drive motor-generator set ("MG set"), thus making it available for emergency use. Directors agreed to the quote and authorised Management to ask ThyssenKrupp to begin work.
- (viii) Elevator #1: Management advised that ThyssenKrupp would replace Elevator #1's hoist-cables at a time when no moves are scheduled — thus minimising inconvenience to residents.
- (ix) YTD Financials: The Treasurer and other Directors commented briefly on these "Financials".

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 080618R04: 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 June 2008, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2007 to 31 May 2008, and the Front Desk Security Report for the period 13 May 2008 to 09 June 2008.

Stephanie Wang/Jason Hum — Carried

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

- (a) Filming in Our Neighbourhood: Management has completed the draft tabulation of responses. Management and the President are currently editing that draft.
- (b) Balconies' Water Penetration (Meeting 080416R — Section 11): Trow is supervising completion of this work.

- (c) 5th Floor Terrace's Unfinished Quasi-Gazebo (AGM 2008 Item): Directors asked Management to get quotes for basic refurbishment of this structure. When the quotes are available, the Board will conduct a poll — to ascertain how many residents might actually use a refurbished structure. (This approach reflects the Board's prior polling about installation of a key-fob reader on the inner east King Street doors.)
- (d) Proposed Closure of Victoria Street on 15 June 2008: Management reported that the proposed street-closure did not occur.
- (e) Bell ExpressVu: Management reported briefly on attendance and on subsequent requests for installations.

08 Correspondence Requiring Action and/or Response:

- (a) Management and Directors commented briefly on an e-mail whose sender ultimately withdrew his requests and/or comments before Meeting 080618R.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business: None

12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Next Regular Meeting: 6.30pm on Wednesday 23 July 2008

16 Motion for Adjournment

Resolution 080618R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 080618R at 7.17pm on Wednesday 18 June 2008.

Sylvia Furlong/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

18 August 2008

Minutes of MTCC 1170 Meeting Number 080723R — Held on 23 July 2008

- Present: Directors — Keith Bricknell, Sylvia Furlong (electronic attendance), and Jason Hum (electronic attendance); and, ICC Property Management — Nancy Bijelic and Olga Yureva
- Regrets: Nives Malara and Stephanie Wang
- 01 Call to Order: Keith Bricknell called the meeting to order at 6.50pm.
- 02 Adoption of Agenda and Additions:
Resolution 080723R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 080723R, as presented.
Sylvia Furlong/Jason Hum — Carried
- 03 Temporary Re-allocation of Officers' Duties: None.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 080723R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 080618R, as presented.
Jason Hum/Sylvia Furlong — Carried
- 05 Administrative and Security Reports:
(a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.
(i) Ratification of Prior Consensus-Items:
Resolution 080723R03: Ratification of Purchases via Directors' Prior Consensus
WHEREAS MTCC 1170's Board of Directors wishes to expedite operations by providing consensus for the Onsite Property Manager to purchase goods and/or services within specific price-ranges; AND,
WHEREAS the Onsite Property Manager has received invoices for purchases which had received the Board of Directors' consensus; THEREFORE,
BE IT RESOLVED that the Board of Directors of MTCC 1170 ratifies the following expenditure.
01 Operating Fund Item — \$268.10 plus applicable taxes to Superior Pool for providing steam deflection in the saunas, *re* an item first

referenced at Section 08(a) of the Minutes for Regular Meeting 080116R.

- 02 Operating Fund Item — \$682.50 plus applicable taxes to Grout Masters for cleaning grout in the men's sauna, *re* an item first referenced at Section 06(a)(vii) of the Minutes for Regular Meeting 080529R.
- 03 Operating Fund Item — \$19,017.60 plus applicable taxes to Dryer-Fighters for removing lint from clothes dryers and ducts, *re* an item first referenced in the Budget Notes for Fiscal 2007-2008 and at Section 05(a)(iv) of the Minutes for Regular Meeting 080319R.
- 04 Operating Fund Item — \$486.78 plus applicable taxes to Polycom for a conference call telephone, *re* an item referenced, *inter alia*, at Section 07(b) of the Minutes for Regular Meeting 080416R.

Jason Hum/Sylvia Furlong — Carried

- (ii) Toronto Hydro Power Failures on 13 January and 03 December 2007: Directors discussed the response from Toronto Hydro's insurance underwriter. While not excluding the possibility of seeking legal advice, Directors decided to continue exploring administrative and/or political remedies.
- (iii) DVR-Related Issues: Directors received information about "loaner" equipment that a contractor had provided. Additionally, Directors discussed a contractor's proposal for remediation of existing equipment. The President provided some specifications and agreed to continue investigating other approaches to remediation.
- (iv) Underground Garage — Water Intrusion: Specifications are pending.
- (v) Cleaning of Balconies' Railings: A neighbouring building's response is pending *re* residual deficiencies that MTCC 1170 has identified.
- (vi) Victoria Street Townhouses — Exterior Doors: Management provided two quotes for repainting these units' exterior doors. Directors agreed to accept KS Painting's bid and agreed that work should begin as immediately as possible. A ratifying motion, *re* costs, will occur after presentation of the invoice.
- (vii) YTD Financials: Directors and ICC Property Management commented briefly on the "Financials".

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 080723R04: 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 2008, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2007 to 30 June 2008, and the Front Desk Security Report for the period 10 June 2008 to 06 July 2008.

Jason Hum/Sylvia Furlong — Carried

- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:
- (a) Filming in Our Neighbourhood: The draft tabulation of responses is still a WiP.
 - (b) Balconies' Water Penetration (Meeting 080416R — Section 11): Management awaits the engineering consultant's presentation of prices.
 - (c) 5th Floor Terrace's Unfinished Quasi-Gazebo (AGM 2008 Item): Management has received one relatively elaborate quotation. Therefore, Directors asked Management to seek additional quotations.
 - (d) MR-16 Lighting — Lobby Areas and Elevators: Management agreed to contact suppliers about costs and capabilities of LED replacements for the existing halogens.
- 08 Correspondence Requiring Action and/or Response:
- (a) Directors agreed that the President could respond to an owner who had commented on levies for cleaning lubricant stains (*inter alia*) from parking stalls.
- 09 Special Committee Reports: None
- 10 Other Reports: None
- 11 New and/or Brought-Forward Business:
- (a) Directors discussed the possibility of passing By-Laws encompassing and or clarifying the following matters:
 - (i) requirements for Directors' Meetings; and,
 - (ii) entitlement to use the common elements.
- 12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.
- 13 Next Committee Meeting: TBD
- 14 Next Special Meeting: TBD
- 15 Next Regular Meeting: 6.30pm on Wednesday 20 August 2008
- 16 Motion for Adjournment

Resolution 080723R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 080723R at 7.21pm on Wednesday 23 July 2008.

Sylvia Furlong/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

16 September 2008

Minutes of MTCC 1170 Meeting Number 080820R — Held on 20 August 2008

Present: Directors — Keith Bricknell, Sylvia Furlong, Jason Hum (electronic attendance), and Stephanie Wang; and, ICC Property Management — Nancy Bijelic and Olga Yureva

Regrets: Nives Malara

01 Call to Order: Keith Bricknell called the meeting to order at 6.31pm.

02 Adoption of Agenda and Additions:

Resolution 080820R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 080820R, as presented.

Jason Hum/Stephanie Wang — Carried

03 Temporary Re-allocation of Officers' Duties: None.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 080820R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 080723R, as presented.

Jason Hum/Sylvia Furlong — Carried

05 Administrative and Security Reports:

(a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.

(i) Ratification of Prior Consensus-Items: Pending

(ii) Toronto Hydro Power Failure on 13 January and 03 December 2007 (from 080723R): Directors approved the President's letter as a response to Toronto Hydro's insurance underwriter.

(iii) DVR-Related Issues: The President reported briefly on his research into alternative configurations and suppliers.

(iv) Underground Garage — Water Intrusion: Management indicated that prices should be available at Meeting 080917R.

(v) Cleaning of Balconies' Railings: Management continues to await a response from a neighbouring building's legal counsel.

- (vi) Balconies' Water-Intrusion (previously in Section 07 of the Minutes): Management indicated that prices should be available at Meeting 080917R.
- (vii) HVAC Contract-Renewal: Directors agreed to renew MTCC 1170's multi-year contract with the current contractor. A ratifying motion will occur during Meeting #080917R.
- (viii) Elevator #3: Directors discussed the report from Solucore. Additionally, Management and the President reported on a brief meeting with T-K at about 4.00pm on Monday 18 August 2008.
- (ix) Dryer-Vent Cleaning: During recent biennial cleaning, the contractor identified and enumerated inaccessible (and possibly clogged) vent-fans. All such vent-fans are potentially very problematical. Therefore, the Board agreed in principle that MTCC 1170 should cause all affected vent-fans to be accessible and to clean them when they do become accessible. The Board will provide its final decision when Management is aware of the costs of remediation. MTCC 1170 also reserves the right to consider seeking recovery of any costs that might arise because of violations of building codes, municipal codes, *etc.*
- (x) Objectionable and/or Unhygienic Behaviour in MTCC 1170's Recreational Areas: If Management and/or Security receive reliable evidence of such behaviour, Management will have the ultimate right to bar offenders from any or all recreational areas until the next Board Meeting. At the above-noted Board Meeting, the Board will then determine whether to reinstate offenders' access to the recreational area(s). Before warning offenders about possible denial of access, Management shall consider evidence from surveillance cameras and/or from credible eyewitnesses. If offenders fail to heed the warning, Management may then exercise its right to deny access.
- (xi) YTD Financials: Directors briefly commented on these "Financials".

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 080820R03: 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 August 2008, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2007 to 31 July 2008, and the Front Desk Security Report for the period 07 July 2008 to 11 August 2008.

Jason Hum/Sylvia Furlong — Carried

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

- (a) Filming in Our Neighbourhood: Tabulation of responses is still a WiP.
- (b) 5th Floor Terrace's Unfinished Quasi-Gazebo (AGM 2008 Item): Management has not been able to seek additional quotations. Directors suggested getting suggestions from a landscaping designer/contractor. The President suggested placing a rain-shielding

and/or sun-shielding canopy atop the structure and then suspending seating from its upper framework. Management agreed to seek costing for this suggestion.

- (d) MR-16 Lighting — Lobby Areas and Elevators: Management provided the latest pricing from one supplier. Prices have fallen 20 to 25%, but the technology is still somewhat immature. Therefore, MTCC 1170 will continue to defer implementation.

08 Correspondence Requiring Action and/or Response:

- (a) Directors approved the President's letter of response to owners who had commented on levies for cleaning lubricant stains (*inter alia*) from parking stalls.
- (b) A Resident Owner's Request for Approval of a Balcony Enclosure: Directors agreed that the resident owner had to provide additional materials before the Board could consider approving the enclosure. This requirement reflects, *inter alia*, MTCC 1170's governing documents, as well as Provincial law.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Directors agreed to defer all discussions of new By-Laws until at least the Regular Meeting in December 2008.

12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Next Regular Meeting: 6.30pm on Wednesday 17 September 2008

16 Motion for Adjournment

Resolution 080820R04: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 080820R at 7.10pm on Wednesday 20 August 2008.

Stephanie Wang/Sylvia Furlong — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

17 September 2008

Minutes of MTCC 1170 Meeting Number 080917R — Held on 17 September 2008

Present: Directors — Keith Bricknell, Sylvia Furlong, Jason Hum (electronic attendance), Nives Malara (6.45pm), and Stephanie Wang; and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.37pm.

02 Adoption of Agenda and Additions:

Resolution 080917R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 080917R, as presented.

Stephanie Wang/Jason Hum — Carried

03 Temporary Re-allocation of Officers' Duties: No re-allocation is necessary.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 080917R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 080820R, as presented.

Sylvia Furlong/Stephanie Wang — Carried

05 Administrative and Security Reports:

(a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.

(i) Ratification of Prior Consensus-Items:

Resolution 080917R03: Renewing a Service-Contract

WHEREAS MTCC 1170 continues to receive desired levels of service from Johnson Controls; AND,

WHEREAS Johnson Controls has the required levels of expertise, as well as ongoing familiarity with MTCC 1170's HVAC systems; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises renewal of its "Prime" and/or "Premium" maintenance contract with Johnson Controls, subject to the following terms:

Year 1: September 2008 to August 2009 — \$32,836.00 + GST;

Year 2: September 2009 to August 2010 — \$33,821.00 + GST;

Year 3: September 2010 to August 2011 — \$34,835.00 + GST;

Year 4: September 2011 to August 2012 — \$35,880.00 + GST; and,

Year 5: September 2012 to August 2013 — \$36,957.00 + GST.

Jason Hum/Stephanie Wang — Carried

- (ii) Underground Garage — Water Intrusion: As early as 18 September 2008, Trow will conduct a site-visit with selected contractors. That site-visit will assist those contractors in finalising responses to the RfP.
- (iii) Cleaning of Balconies' Railings: A neighbouring building's legal counsel has not yet responded. Therefore, Management will issue a reminder.
- (iv) Balconies' Water-Intrusion (previously in Section 07): Directors discussed Trow's review of responses to the RfP. Directors agreed with Trow's recommendation to discuss project scheduling with bidders before MTCC 1170 awards the contract.
- (v) Elevator #3: Management and the President explained the source of intermittent service-interruptions during July and August. Remediation now appears to be complete. A newsletter will follow in due course.
- (vi) Dryer-Vent Cleaning — Inaccessible Vent-Fans: Directors agreed to accept Dryer-Fighters' proposal to make the vent-fans accessible. A ratifying motion, as to costs, will follow on presentation of the invoice.
- (vii) YTD Financials: Directors briefly commented on these "Financials".

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 080917R04: 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 September 2008, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2007 to 31 August 2008, and the Front Desk Security Report for the period 12 August 2008 to 08 September 2008.

Nives Malara/Jason Hum — Carried

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

- (a) Filming in Our Neighbourhood: Tabulation of responses is still a WiP.
- (b) 5th Floor Terrace's Unfinished Quasi-Gazebo (AGM 2008 Item): Following suggestions during Meeting #080820R, Management has asked MTCC 1170's landscaping contractor to provide suggestions
- (c) A Resident Owner's Request for Approval of a Balcony Enclosure: Documentation was unavailable for Meeting #080917R. Therefore, the Board was unable to consider the request and/or, where applicable, provide an approval.

Resolution 080917R05: Going into Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 6.55pm.

Sylvia Furlong/Nives Malara — Carried

Resolution 080917R06: Rising from Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 7.15pm.

Jason Hum/Sylvia Furlong — Carried

08 Correspondence Requiring Action and/or Response:

(a) *Inter Alia*, a Resident Owner's Inquiries about Window-Cleaning: The President agreed to draft a response.

(b) A Resident Owner's Allegations about Noise from Elevators:

Resolution 080917R07: Authorising Proceedings under By-Law 9

WHEREAS a resident owner ("the complainant") has requested resolution of a dispute with the Corporation; AND,

WHEREAS MTCC 1170's By-Law 9 prescribes the process that parties must follow when seeking resolution of disputes; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratifies and/or authorises the following, as may be applicable:

01 Management's and the President's attempts at seeking resolution prior to receiving correspondence from the complainant's legal counsel on or about 04 September 2008;

02 Management's and the President's interactions with and instructions to MTCC 1170's legal counsel following receipt of the above-noted correspondence;

03 employment of MTCC 1170's legal counsel to seek resolution subject to By-Law 9 and/or at an appropriate informal level;

04 Management's and the President's ongoing involvement in seeking resolution subject to By-Law 9 and/or at an appropriate informal level; AND,

05 MTCC 1170 believes that the complainant's request for dispute-resolution is baseless and the Corporation is prepared to defend that belief in any/all forum(s) that By-Law 9 prescribes.

Jason Hum/Stephanie Wang — Carried

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business: None

- 12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.
- 13 Next Committee Meeting: TBD
- 14 Next Special Meeting: TBD
- 15 Next Regular Meeting: 6.30pm on Wednesday 22 October 2008
- 16 Motion for Adjournment

Resolution 080917R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 080917R at 7.18pm on Wednesday 17 September 2008.

Stephanie Wang/Nives Malara — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at
Meeting #081022R



THE METROPOLE

15 November 2008

Minutes of MTCC 1170 Meeting Number 081022R — Held on 22 October 2008

Present: Directors — Keith Bricknell, Jason Hum (electronic attendance), Nives Malara (6.40pm), and Stephanie Wang; and, ICC Property Management — Nancy Bijelic

Regrets: Sylvia Furlong

01 Call to Order: Keith Bricknell called the meeting to order at 6.35pm.

02 Adoption of Agenda and Additions:

Resolution 081022R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 081022R, as presented.

Jason Hum/Stephanie Wang — Carried

03 Temporary Re-allocation of Officers' Duties: No re-allocation is necessary.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 081022R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 080917R, as presented.

Stephanie Wang/Jason Hum — Carried

05 Administrative and Security Reports:

(a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.

(i) Ratification of Prior Consensus-Items: Pending

(ii) Underground Garage — Water Intrusion: Directors accepted Trow's recommendation that remediation is necessary and should begin as early as possible in Fiscal 2008-2009. Directors also accepted Trow's recommendation to award the contract to "Universal", the company submitting the lowest bid (≈\$73K). A ratifying motion, as to final costs, will occur on submission of the invoice.

(iii) Cleaning of Balconies' Railings: Directors authorised Management to remind a neighbouring building of its deemed obligations, and of MTCC 1170's control of easements and/or rights of way.

- (iv) Photocopier: As some Directors recalled, MTCC 1170 purchased the existing B/W machine during Fiscal 2003-2004. It has received heavy use and given good service. Nonetheless, expensive repairs are now imminent. Outright replacement is a cost-effective alternative to those repairs. Also, MTCC 1170 has been providing colour documents to Owners — sometimes, via outside printing shops. Directors asked Management and the President research and purchase a machine or machines to replace the existing B/W photocopier and to provide complete, cost-efficient in-house colour printing capabilities.
- (v) Rooftop Patio Camera: The existing camera now provides blurry images, inconsistent with proper surveillance. Directors agreed that replacement is necessary and asked Management to get prices for two alternatives: equivalent replacement or a replacement similar to the camera that now covers Colborne Street.
- (vi) Computer Monitoring of CE Smart Meter: Before Management finalises this process, a computer upgrade is desirable. The President offered to donate a 2.8GHz computer, c/w software licences, *etc* — all at no cost to MTCC 1170.
- (vii) False Fire Alarm on 11 October 2008: This incident occurred because of malfeasance by a 23rd floor resident's guest. Directors agreed that pursuit of civil and/or criminal remedies would be appropriate — to secure restitution and/or to provide deterrence.
- (viii) Keyscan Computer: Management reported on this computer's frequent shut-downs. The President suggested asking the contractor to use diagnostic software; for example, free SIW software available at www.gtopala.com. Management will continue to working with the contractor to ensure reliability.
- (ix) YTD Financials: The Treasurer and ICC Property Management commented that Fiscal 2007-2008 would likely produce a surplus.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 081022R03: 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 2008, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2007 to 30 September 2008, and the Front Desk Security Report for the period 09 September 2008 to 13 October 2008.

Nives Malara/Stephanie Wang — Carried

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

- (a) Filming in Our Neighbourhood: Tabulation of responses will be available for November 2008's Regular Meeting.
- (b) 5th Floor Terrace's Unfinished Quasi-Gazebo (AGM 2008 Item): In the brief lull between landscaping and snow-clearing seasons, MTCC 1170's landscaping contractor

should finally have time necessary for providing suggestions. Management will also pursue potentially appropriate ideas from other design-providers.

- (c) A Resident Owner's Request for Approval of a Balcony Enclosure: Documentation was still unavailable for Meeting #081022R. Therefore, the Board was unable to consider the request and/or, where applicable, provide an approval.
- (d) Directors discussed the mutually acceptable resolution of a resident owner's inquiry about window-cleaning. (This item first appears at Section 08(a) of the Minutes for Meeting #080917R.)
- (e) Directors discussed events unfolding from a resident owner's allegations of noisy elevators. (This item first appears at Section 08(b) of the Minutes for Meeting #080917R.)

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business: Resolutions for Fiscal 2008-2009

Resolution 081022R04: Authorisation to Use Accumulated Surplus for Budget 2008-2009

WHEREAS market-uncertainties preclude MTCC 1170 (and all other bulk-billed condominiums) from budgeting precisely for utility-costs; AND,

WHEREAS MTCC 1170 wishes to give its unit-owners a reasonable time-frame in which to make adjustments for inevitable and unpredictable increases in utility costs; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises the following actions and/or sets the following conditions, applicable only to the fiscal year beginning 01 December 2008 and ending 30 November 2009, inclusive of both dates (hereinafter, "Fiscal 2008-2009"):

01 MTCC 1170 requires its accumulated surplus to remain at no less than 3.5% of the Total Budget (Operating Budget plus Reserve Fund Contribution);

02 if Fiscal 2008-2009's utility costs exceed relevant budget line(s), MTCC 1170 shall use the difference between Section 01 (above) and Accumulated Surplus to defray only those increased costs that are attributable to higher utility rates per unit of consumption (*inter alia*, kilowatt-hours of electricity, cubic metres of gas, *etc*); AND,

03 as and when funds described in Section 02 (above) are insufficient to cover any and/or all costs of utility-consumption, MTCC 1170 shall order a Special Assessment to defray the above-noted shortfall(s); AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise the transfer of \$24,014 from the Accumulated Surplus to the Reserve Fund, effective no

earlier than 01 December 2008, to reduce Owners' Reserve Fund Contributions for Fiscal 2008-2009.

Stephanie Wang/Jason Hum — Carried

Resolution 081022R05: Approval of Budget 2008-2009

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 ICC Property 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 2008 to 30 November 2009 (inclusive of both dates):

(a) an Operating Budget of \$1,516,356; and,

(b) a Reserve Fund Contribution of \$210,621; 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 a covering letter to 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.

Stephanie Wang/Nives Malara — Carried

12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Next Regular Meeting: 6.30pm on Thursday 20 November 2008

16 Motion for Adjournment

Resolution 081022R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 081022R at 7.15pm on Wednesday 22 October 2008.

Jason Hum/Nives Malara — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



THE METROPOLE

16 December 2008

Minutes of MTCC 1170 Meeting Number 081120R — Held on 20 November 2008

Present: Directors — Keith Bricknell, Sylvia Furlong, Jason Hum (electronic attendance), and Nives Malara; and, ICC Property Management — Nancy Bijelic

Regrets: Stephanie Wang

01 Call to Order: Keith Bricknell called the meeting to order at 6.35pm.

02 Adoption of Agenda and Additions:

Resolution 081120R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 081120R, as presented.

Nives Malara/Sylvia Furlong — Carried

03 Temporary Re-allocation of Officers' Duties: No re-allocation is necessary.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 081120R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 081022R, as presented.

Jason Hum/Nives Malara — Carried

05 Administrative and Security Reports:

(a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.

(i) Ratification of Prior Consensus-Items: Pending

(ii) Cleaning of Balconies' Railings: Directors authorised Management to defer this item until Spring 2009 (including pursuit of a neighbouring building's fulfilment of its deemed obligations). As for a tangentially related matter, Directors authorised Management to seek Legal Counsel's assistance regarding alleged instances of trespass on MTCC 1170's property.

(iii) Rooftop Patio Camera: Directors asked Management to pursue two possibilities for replacement of the defective camera. If the defective camera is the rooftop's sole camera, Directors asked Management simply to replace it with an updated version of the existing unit. However, if the defective camera is one of two units, Directors asked Management to replace it with a pan/tilt unit

capable of covering the entire rooftop patio. This would free one “camera feed” for redeployment to a more critical area. Ratification of costs will occur on presentation of the invoice for replacement and/or redeployment.

(iv) False Fire Alarm on 11 October 2008: Management updated Directors on communications with the perpetrator’s host-suite. Directors urged Management to continue pursuing appropriate civil and criminal remedies.

(v) Security Services — Contract Renewal:

Resolution 081120R03: Renewing the Contract for Security Services

WHEREAS MTCC 1170 continues to receive desired levels of service from G4S Security; AND,

WHEREAS G4S Security 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 G4S Security, subject to the following terms (inclusive of both dates in each instance):

Yr 1: 01 December 2008 to 30 November 2009 — \$272,385.28 + GST;

Yr 2: 01 December 2009 to 30 November 2010 — \$272,385.28 + GST;
AND,

Yr 3: 01 December 2010 to 30 November 2011 — \$277,832.99 + GST.

Sylvia Furlong/Nives Malara — Carried

(vi) Winter Maintenance — Contract Renewal:

Resolution 081120R04: Renewing a Contract for Winter Services

WHEREAS MTCC 1170 continues to receive desired levels of service from Fedak Landscaping; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises renewal of its service contract with Fedak Landscaping, subject to the following terms:

(a) Snow-Clearance: \$660.00 per month + GST, for the period 01 December 2008 to 31 March 2009, inclusive of both dates; AND,

(b) Winter Décor — Townhouses’ Planters: \$410 + GST for the entire season not covered by the Summer Services Contract.

Jason Hum/Nives Malara — Carried

(vii) Swimming Pool Plumbing: Management reported on the extensive interim patchwork that has already occurred *vis à vis* the pipes that feed and/or drain the swimming pool. Directors agreed that this type of patching had reached its practicable limit. Therefore, directors authorised Management to replace the damaged pipe-work, rather than continuing with patches. Ratification will occur on presentation of the invoice (estimated at ≈\$3,000 plus taxes).

- (viii) YTD Financials: The Treasurer and ICC Property Management again remarked that Fiscal 2007-2008 would likely produce a surplus.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 081120R05: 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 2008, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2007 to 31 October 2008, and the Front Desk Security Report for the period 14 October 2008 to 10 November 2008.

Sylvia Furlong/Jason Hum — Carried

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

- (a) Survey of Residents' Reactions to Filming in Our Neighbourhood: Management provided the tabulation of survey-responses to Directors. At a subsequent Board Meeting, there will be a motion to receive the tabulation as information and to provide direction regarding its use. There will also be direction regarding the ongoing monitoring of movie-shoots' impact on MTCC 1170.
- (b) 5th Floor Terrace's Unfinished Quasi-Gazebo (AGM 2008 Item): During the brief respite between landscaping and snow-clearing seasons, MTCC 1170's landscaping contractor hopes to provide a proposal. Directors also asked Management to seek other sources of proposals.
- (c) A Resident Owner's Request for Approval of a Balcony Enclosure: Documentation was still unavailable for Meeting #081120R. Therefore, the Board remained unable to consider the request and/or, where applicable, provide an approval.

08 Correspondence Requiring Action and/or Response: Directors approved the responses that the President suggested for the following inquiries by resident owners:

- (a) amenities and/or equipment in the Exercise Room; and,
(b) apparent proliferation of arachnids and pigeons during Summer 2008.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) St Lawrence Neighbourhood Association: Renewal of Membership

Resolution 081120R06: Renewal of SLNA Membership

WHEREAS MTCC 1170 wishes, on behalf of its unit-owners, to continue maximising its ability to influence political and/or public policy decisions affecting the Corporation; AND,

WHEREAS MTCC 1170 believes that the St Lawrence Neighbourhood Association could have potential for fulfilling MTCC 1170's above-noted objectives; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises MTCC 1170's renewal of its membership in the St Lawrence Neighbourhood Association for 2009, together with payment of membership fees applicable thereto; AND, FURTHER,

BE IT RESOLVED that MTCC 1170's delegates to the St Lawrence Neighbourhood Association shall be any three members of the Board of Directors and/or any three volunteers that the Board designates.

Nives Malara/Jason Hum — Carried

(b) MTCC 1170 Staff Fund: Directors agreed that Mrs Margaret Bricknell should continue as Chair of this external *ad hoc* committee, and thanked her for her involvement.

(c) Children's Aid Society Toy Drive: Directors agreed that the Vice President should continue as Chair of this internal *ad hoc* committee, and thanked her for her involvement.

(d) City of Toronto's Green Bins: Directors briefly discussed the extension of this initiative to high-rise buildings. Directors agreed that the initiative had many logistical challenges and that the onus lay with the City to facilitate implementation.

12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Next Regular Meeting: 6.30pm on Wednesday 17 December 2008

16 Motion for Adjournment

Resolution 081120R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 081120R at 7.13pm on Thursday 20 November 2008.

Jason Hum/Nives Malara — Carried

"Keith Bricknell"

President: Keith Bricknell

"Stephanie Wang"

for Secretary: Jason Hum



THE METROPOLE

17 December 2008

Minutes of MTCC 1170 Meeting Number 081217R — Held on 17 December 2008

Present: Directors — Keith Bricknell, Sylvia Furlong, and Stephanie Wang (7.02pm); and, ICC Property Management — Nancy Bijelic

Regrets: Jason Hum and Nives Malara

01 Call to Order: Keith Bricknell called the meeting to order at 7.02pm.

02 Adoption of Agenda and Additions:

Resolution 081217R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 081217R, as presented.

Stephanie Wang/Sylvia Furlong — Carried

03 Temporary Re-allocation of Officers' Duties: Stephanie Wang graciously accepted appointment as Acting Secretary for the duration of Meeting 081217R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 081217R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 081120R, as presented.

Sylvia Furlong/Stephanie Wang — Carried

05 Administrative and Security Reports:

(a) Where applicable, Corporate Officers and/or Nancy Bijelic responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.

(i) Ratification of Prior Consensus-Items:

Resolution 081217R03: Ratification of Prior Purchases

WHEREAS MTCC 1170's Board of Directors wishes to expedite operations by providing consensus for the Onsite Property Manager to purchase goods and/or services within specific price-ranges; AND,

WHEREAS the Onsite Property Manager has received invoices for purchases which had received the Board of Directors' consensus; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratifies the following expenditures.

- 01 Operating Fund Item — Installation of Two (2) Surge Protectors: \$735, including taxes, for an item referenced at Section 05(a)(ii) of the Minutes for Regular Meeting 080116R.
- 02 Operating Fund Item — Purchase of a Wet/Dry Vacuum: \$2,676.97, including taxes, for an item referenced at Section 05(a)(v) of the Minutes for Regular Meeting 080116R.
- 03 Reserve Fund Item — Smart Metering of the Common Elements (Hardware and Installation): \$14,915.25, including taxes, for an item referenced at Section 07(b) of the Minutes for Regular Meeting 080221R.
- 04 Operating Fund Item — Smart Metering of the Common Elements (Data Line): \$659, including taxes, for an item referenced at Section 07(b) of the Minutes for Regular Meeting 080221R.
- 05 Operating Fund Item — Balancing Corridors' Make-Up Air: \$1,023.75, including taxes, for an item referenced at Section 11(c) of the Minutes for Regular Meeting 080416R.
- 06 Reserve Fund Item — Compliance with Mandatory Sections of a Fire-Safety Inspection: \$18,160.33, including taxes, for an item referenced at Section 06(a)(vi) of the Minutes for Regular Meeting 080529R.
- 07 Reserve Fund Item — Compliance with Recommended Sections of a Fire-Safety Inspection: \$6839.85, including taxes, for an item referenced at Section 06(a)(vi) of the Minutes for Regular Meeting 080529R.
- 08 Operating Fund item — Sauna Maintenance: \$682.50, including taxes, for an item referenced at Section 05(a)(vi) of the Minutes for Regular Meeting 080618R.
- 09 Operating Fund Item — Rectifying Dryers' Booster-Fans' Accessibility: \$9,158.10, including taxes, for an item referenced at Section 05(a)(vi) of the Minutes for Regular Meeting 080917R.

Sylvia Furlong/Stephanie Wang — Carried

- (ii) Rooftop Patio Camera (from 081120R): Management confirmed that the rooftop patio has two cameras that use two DVR "feeds". Directors reiterated their prior agreement that one pan/tilt camera could adequately service the rooftop patio, thus freeing one DVR "feed" for use in another location. Security will suggest an optimal use of the newly available "feed". Directors might also choose to contribute their opinions about redeployment. Finally, Directors asked Management to investigate experimenting with rotational installation for the available "feed" — via a wireless camera and a Wi-Fi receptor at the DVR. Ratification of costs (for the pan/tilt camera and wired and/or wireless redeployment of the "feed") will occur on presentation of the invoice.

- (iii) False Fire Alarm on 13 December 2008: As this alarm might cause the TFD to impose a penalty against MTCC 1170, Directors authorised Management to ensure recovery of costs from the suite and/or suites whose occupants' and/or guests' behaviour might have contributed to any and/or all imposition(s) of penalty and/or penalties. Directors also asked Management to ascertain whether MTCC 1170 could lay charges for violation of statutes, regulations, and/or by-laws. Finally, Directors asked Management to investigate other approaches to prevention and/or enforcement.
- (iv) Moving and/or Seconding Adoption of Minutes: The President responded to a prior inquiry. The onus for amending minutes lies with the entire board of any organisation or, in the case of an annual meeting, with the entire membership. If no one offers corrections, a chair may simply declare that the minutes stand as presented. Nonetheless, MTCC 1170 prefers to have an affirmative motion for adoption. Any Director, regardless of her/his attendance at the meeting in question, can move or second adoption of any meeting's minutes. The motion to adopt confirm(s) *only* that the board and/or membership had an opportunity to offer corrections. This opinion reflects Resolution 030708S07, wherein MTCC 1170 chose the *21st Century Roberts Rules of Order* (1995 edition) as its procedural manual for conducting Board Meetings and Committee Meetings. Sundry other editions of *Roberts* concur herein.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 081217R04: 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 December 2008 and the Front Desk Security Report for the period 11 November 2008 to 07 December 2008.

Stephanie Wang/Sylvia Furlong — Carried

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

- (a) Survey of Residents' Reactions to Filming in Our Neighbourhood: Directors deferred further discussion and/or adoption of the survey-results to a subsequent meeting.
- (b) 5th Floor Terrace's Unfinished Quasi-Gazebo (AGM 2008 Item): The General Manager suggested that the Property Manager could to attend the "Canada Blooms" show in early Spring 2009 to seek further ideas about the entire 5th floor terrace.
- (c) A Resident Owner's Request for Approval of a Balcony Enclosure: This item still requires further documentation.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) MTCC 1170 Staff Fund and CAS Toy Drive:

Resolution 081217R05: Receiving Committee Reports as Information

WHEREAS MTCC 1170 has received two reports during Meeting 081217R; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 respond as follows to the above-noted reports.

01 MTCC 1170 Staff Fund Committee: MTCC 1170 accepts the Staff Fund Committee's written report as information, and concurs with its contents. The Board of Directors thanks residents for their continuing support of the Staff Fund and the Fund's Chairperson for her management thereof.

02 Children's Aid Society Toy Drive: MTCC 1170 accepts the Onsite Property Manager's oral report as information provided on behalf of the Vice President. The Board of Directors thanks residents for their continuing support of the CAS Toy Drive and the Vice President for her part in sponsoring the Drive.

Stephanie Wang/Sylvia Furlong — Carried

(b) CPLC-51: The President reported briefly on his ongoing involvement as a member of CPLC-51's executive. Directors discussed benefits potentially accruing to condominiums' closer formal involvement in Community Police Liaison Committees. The President agreed to investigate this possibility.

(c) City of Toronto's Green Bins: Having reviewed materials from the City of Toronto's Web sites, Directors asked Management to investigate the following logistical issues.

- (i) MTCC 1170's current cleaning contract is specific as regards hours per week. Cleaners' current duties include, *inter alia*, general cleaning **and** daily movement of "dry" recyclables **from** all floors and **down** to the loading area. Movement of "wet" recyclables **could** entail additional time and effort. If additional time and effort were necessary, what are the implications as regards MTCC 1170's costs **and** workers' performance of current contractual duties?
- (ii) Daily movement of "dry" recyclables occupies one elevator for a portion of each afternoon. The wheeled bin for "dry" recyclables is quite large. Thus, the elevator might not concurrently be able to accommodate another bin for "wet" recyclables. To accommodate a "wet" recyclables bin, would additional elevator-trips be necessary? How would these additional trips affect residents' access to speedy, reliable elevator-services?
- (iii) Our garbage chutes' small closets currently accommodate two "dry" recyclable bins. Can those small closets also accommodate a "wet" recyclable bin? If emptying of any such bin were to occur only every 24 hours, what are the olfactory consequences and remedies for such consequences? If we were to rely on increased corridor-pressurisation, what are the costs and difficulties?

- 12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.
- 13 Next Committee Meeting: TBD
- 14 Next Special Meeting: TBD
- 15 Next Regular Meeting: Unless advised otherwise, 6.30pm on Wednesday 21 January 2009
- 16 Motion for Adjournment

Resolution 081217R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 081217R at 7.25pm on Wednesday 17 December 2008.

Sylvia Furlong/Stephanie Wang — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at
Meeting #090121R