



THE METROPOLE

25 January 2007

Minutes of MTCC 1170 Meeting Number 070117R — Held on 17 January 2007

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

Regrets: Dan Chiu

01 Call to Order: Keith Bricknell called the meeting to order at 6:34pm.

02 Adoption of Agenda and Additions:

Resolution 070117R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 070117R, as presented.

Jason Hum/Nives Malara — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 070117R02: 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) 061220R, 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) Electrical Outage and Persistent Fire Alarms on 13 & 14 January 2007: Management and the President reported on causes, remedies, and implications. Directors approved an explanatory newsletter for distribution commencing 18 January 2007.

(ii) Bike Racks: Management reported on current availability of storage space for residents' bicycles — in parking-level racks, and in rented space in locked storage rooms. Directors' consensus was to defer installation of additional racks until currently underutilised rented space was full.

- (iii) Additional Security Cameras: Directors reviewed quotes for cameras, installation of cameras, and installation of elevator wiring. Directors asked for additional quotes for elevator wiring. In the meantime, whilst awaiting those additional quotes, consensus was to proceed with camera installation in areas other than elevators. Ratifying motions will occur at a subsequent Board Meeting.
- (iv) Electrical Metering for the Common Elements (from 061220R): Management is still waiting for quotes — anticipated before February 2007's Board Meeting.
- (v) A/C Condensate Drains (from Resolution 060815R09): Jermark Plumbing will begin work on this item in February 2007. Residents will receive an explanatory newsletter.
- (vi) Seasonal Floral Arrangement(s) and Indoor Vegetation: Directors agreed that Key West Tropicals should provide indoor vegetation. Directors also discussed Vanderfleet Flowers' suggestions for seasonal floral arrangements. Regarding the seasonal arrangements, Directors agreed to use e-mail for sharing opinions and making decisions. Ratifying motions will occur at a subsequent Board Meeting.
- (vii) Victoria Street Planters — Winter Greenery and Spring Planting: Directors asked Management to thank a resident owner for suggestions and generous offers of help. Given restrictions in MTCC 1170's Declaration, as well as concerns over liability, Directors also set guidelines for the extent to which resident owners can assist in actual performance of work.
- (viii) Spatter-Remediation (from 061220R): Other than prior information, including forwarding of e-mails to Directors, Management had no new information.
- (ix) Rain-Screen Installation (Ongoing — Pending Completion): This is partly in abeyance during inclement weather.
- (x) Electronic Versions of Blueprints (from 061220R): Conversion of 370+ drawings to electronic format will commence within a week or so. Ratifying motions will occur at a subsequent Board Meeting.
- (xi) Exterior Exhaust-Vent Grilles & Removal of Lint from the Dryer-Ducts (from 061220R): Manufacturing of new grilles has begun. Depending on weather, conditions, the installation and lint-removal could begin by early February 2007. When full-scale work does begin, minor noise will occur. Directors discussed contents for a brief newsletter to all residents.
- (xii) API Suites & Wording of Status Certificate (from 061220R): Management reported on additional steps.
- (xiii) Upper Floors' Complaints about Heat (from 061220R): Management reported that no additional complaints had occurred. Management also reported that re-balancing might not mitigate the existing complaint. However, re-balancing is still necessary because individual floors are not currently receiving equal

amounts of make-up air. Management still awaits quotes for completion of this very necessary task.

- (xiv) YTD Financials: Directors and ICC Property Management commented briefly on 2006's "Financials".
- (xv) Motion to Receive Administrative and Security Reports as Information.

Resolution 070117R03: 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 2007, and the Front Desk Security Report for the period 14 December 2006 to 09 January 2007.

Nives Malara/Jason Hum

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

- (a) Proposed New By-Laws: Ongoing
- (b) Reserve Fund Plan: Directors discussed movement of Operating Surplus funds into the Reserve Fund. Directors also discussed long-term strategies that could realistically differentiate between financial provision for essential services and for so-called "cosmetic" items. Continuation of this discussion will precede and shape the upcoming mandatory update of the Corporation's Reserve Fund Plan.
- (e) Deployment of Accumulated Budget Surplus: Directors reviewed the following previously discussed priorities:
 - (i) expenditures and/or redeployments described above in these Minutes;
 - (ii) cushioning energy-costs within the current budget; and,
 - (iii) maintenance of an appropriate minimum surplus, as per November 2006's (and prior) Budget Notes.

07 Correspondence Requiring Action and/or Response: Directors discussed a resident's allegations about events during routine maintenance procedures.

08 Special Committee Reports and Responses to Correspondence: None

09 Other Reports: None

10 New and/or Brought-Forward Business:

- (a) CPLC: The President reported on his attendance at a recent Community Policing Liaison Committee meeting at Division 51.
- (b) Smart Living St Lawrence: Directors agreed that the President and the General Manager should attend a preliminary meeting with Ben Marans.

11 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.

12 Next Committee Meeting: TBD.

- 13 Next Special Meeting: TBD.
- 14 Next Regular Meeting: 6:30pm on Wednesday 21 February 2007.
- 15 Motion for Adjournment

Resolution 070117R04: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 070117R at 7:50pm on Wednesday 17 January 2007.

Nives Malara/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at
Meeting #070222R



THE METROPOLE

18 March 2007

Minutes of MTCC 1170 Meeting Number 070222R — Held on 22 February 2007

Present: Directors — Keith Bricknell, Dan Chiu (6:34pm), Sylvia Furlong, Jason Hum, and Nives Malara; and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6:31pm.

02 Waiver of Notice for a New Meeting-Date:

Resolution 070222R01: Affirming Notice for a Changed Meeting-Date

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation 1170 affirms sufficiency of notice for changing the date of its Regular Meeting for February 2007 (hereinafter, "Regular Meeting Number 070222R").

Jason Hum/Sylvia Furlong — Carried

03 Adoption of Agenda and Additions:

Resolution 070222R02: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 070222R, as presented.

Nives Malara/Jason Hum — Carried

04 Temporary Re-allocation of Officers' Duties: None necessary.

05 Review and Adoption of Previous Meetings' Minutes:

Resolution 070222R03: 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) 070117R, 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) Additional Security Cameras: Given favourable pricing, the Board's consensus was that Brampton Fire shall install all additional security cameras. A ratifying motion will follow, when final costs are available.

- (ii) Wiring Elevators for CCTV Transmission: Given favourable pricing and recommendations, the Board's consensus was that Merit Elevator shall install the wiring necessary for CCTV transmission from the elevators. A ratifying motion will follow, when final costs are available.
- (iii) Swimming Pool Maintenance: The Board's consensus was that the swimming pool needs repainting and that PPL shall undertake the task. A ratifying motion will follow, when final costs are available.
- (iv) Water Leak — Colborne Street: Management and the President explained the recent water leak. The problem originates in a joint that is necessary because MTCC 1170's intake pipe is not (and has never been) level with the City's supply pipe. Alignment of the two pipes should decrease the probability of future leaks. The Board's consensus was to proceed with the alignment. A ratifying motion will follow, when final costs are available.
- (v) Landscaping Contract: KCG can no longer fulfil its contractual obligations. Before MTCC 1170 finalises transfer of contracts to another provider (or to other providers), Management will get quotes and verify references.
- (vi) Electrical Metering for the Common Elements (from 070117R): One quote was available for Meeting 070222R. Management will seek additional quotes.
- (vii) A/C Condensate Drains (initially, from Resolution 060815R09): Completion will occur in March 2007.
- (viii) Seasonal Floral Arrangement(s) and Indoor Vegetation: Directors agreed that the General Manager and Management shall decide on arrangements. A ratifying motion will follow, when final costs are available.
- (ix) Spatter-Remediation (from 070117R): Further meetings, and finalisation of arrangements, should occur in April 2007.
- (x) Electronic Versions of Blueprints (from 070117R):

Resolution 070222R04: Electronic Versions of MTCC 1170's Blueprints

- WHEREAS hard copies of MTCC 1170's blueprints have suffered normal damage after a decade of use by the Corporation's Management, engineers, principal contractors, and occasional contractors; AND,
- WHEREAS the above-noted damage has already reduced the blueprints' serviceability, and further use could jeopardise their reliability and/or accuracy; AND,
- WHEREAS electronic versions of blueprints are durable, reliable, readily-divisible, and potentially searchable; THEREFORE,
- BE IT RESOLVED that the Board of Directors of MTCC 1170 ratify a prior expenditure of \$1,700 (including taxes) for conversion of MTCC 1170's hard copy blueprints to electronic format.

Sylvia Furlong/Dan Chiu — Carried

- (xi) Emergency Voice Communications & Protocols: Management provided Directors with copies of revisions of the above-noted items.
- (xii) Exterior Exhaust-Vent Grilles & Removal of Lint from the Dryer-Ducts (from 070117R): Depending on weather, work will begin on 26 February 2007. The Board agreed that an illustrated memo should go to all owners and/or residents.
- (xiii) API Suites & Wording of Status Certificate (from 070117R): Management explained legal counsel's and ICC's strategies for ensuring unequivocal communication of obligations. The Board's consensus was to adopt these strategies.
- (xiv) Upper Floors' Complaints about Heat (from 070117R): After discussing Management's suggestions, the Board agreed that MTCC 1170 should balance all corridors' make-up air. Given favourable pricing and recommendations, the Board awarded the contract to Ambient Mechanical. A ratifying motion will follow, when final costs are available.
- (xv) YTD Financials: The Treasurer and ICC Property Management commented briefly on the "Financials".
- (xvi) Motion to Receive Administrative and Security Reports as Information.

Resolution 070222R05: 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 2007, and the Front Desk Security Report for the period 10 January 2007 to 14 February 2007.

Nives Malara/Jason Hum

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

- (a) Proposed New By-Laws: A final draft of the Occupancy Standards By-Law will be available for the Regular Meeting in March 2007. Semi-finalisation of the Standard Unit By-Law might also be possible.
- (b) Reserve Fund Plan: Work continues on this item.
- (e) Deployment of Accumulated Budget Surplus: Work continues on this item — pending receipt of audited statements for Fiscal 2005-2006.

08 Correspondence Requiring Action and/or Response: None.

09 Special Committee Reports and Responses to Correspondence: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) HAZMAT Disposal: Management and the Board agreed to investigate facilitation of safe disposal of items such as CFLs, ballasts, and sundry types of batteries.

Resolution 070222R06: 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 7:54pm.

Nives Malara/Jason Hum — Carried

Resolution 070222R07: 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 8:07pm.

Nives Malara/Jason Hum — Carried

- (b) Thermostat-Replacement: Management agreed to investigate costs and benefits of electronic and/or programmable thermostats — *inter alia*, as possible replacements when existing units reach the end of their useful lives.
 - (c) Staff Recognition: The Board finalised arrangements to honour a long-term supervisory employee who will be retiring in March 2007.
 - (d) New Appointment: The Board agreed with a service-provider's decision regarding promotion of a long-term employee to a supervisory position.
 - (e) Another Condo's Request for Assistance: The Board discussed another condo's request for assistance in developing a Web-page.
- 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 21 March 2007.
- 16 Motion for Adjournment

Resolution 070222R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 070222R at 8:08pm on Thursday 22 February 2007.

Dan Chiu/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

16 April 2007

Minutes of MTCC 1170 Meeting Number 070321R — Held on 21 March 2007

Present: Directors — Keith Bricknell, Dan Chiu (6:41pm), Sylvia Furlong, and Jason Hum; and, ICC Property Management — Nancy Bijelic

Regrets: Nives Malara

01 Call to Order: Keith Bricknell called the meeting to order at 6:40pm.

02 Adoption of Agenda and Additions:

Resolution 070321R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 070321R, as presented.

Jason Hum/Sylvia Furlong — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 070321R02: 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) 070222R, 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 Items Previously Approved by Consensus: The Board deferred ratification until final figures are available for Additional Security Cameras, Wiring Elevators for CCTV Transmission, Swimming Pool Maintenance, the Colborne Street Water-Leak, recent Seasonal Floral Arrangements, Re-Balancing Make-Up Air Ducts, and transferral of the Landscaping-Snow Removal Contract.

(ii) Electrical Metering for the Common Elements (from 070222R): Additional quotes were unavailable for Meeting 070321R. However, Management hopes to report on this item during Meeting #070418R.

(iii) Bill 21 and Investor-Owned Units: The Board agreed to investigate this and report later — possibly, via the President's Report to AGM 2007.

(iv) Fire Alarm on 10 March 2007, and Emergency Voice Communications & Protocols: Management reviewed memoranda and instructions aimed at en-

sureing appropriate communications to residents. Also, by consensus, the Board approved the newsletter that everyone received on or shortly after 13 March 2007.

- (v) Exterior Exhaust-Vent Grilles & Removal of Lint from the Dryer-Ducts (from 070222R): By consensus, the Board approved the newsletter that all everyone received on or shortly after 26 February 2007.
- (vi) Thermostat Replacement: Management provided one quotation and hopes to provide additional quotations and information for Meeting #070418R.
- (vii) Elevators: Directors discussed recent maintenance. The President reminded everyone that the elevator-maintenance contract is due for renewal in 2007.
- (viii) YTD Financials: The Treasurer and ICC Property Management commented briefly on the "Financials". (*As for Fiscal 2005-2006's Audited Statements, the Board will delay adoption until late April or early May.*)
- (ix) Motion to Receive Administrative and Security Reports as Information.

Resolution 070321R03: 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 2007, and the Front Desk Security Report for the period 15 February 2007 to 13 March 2007.

Sylvia Furlong/Jason Hum

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

- (a) Proposed New By-Laws: Work continues on the proposed Standard Unit By-Law. However, the Occupancy Standards By-Law is ready for its first step towards adoption.

Keith Bricknell surrendered the Chair to Dan Chiu

Resolution 070321R04: By-Law 13 — Occupancy Standards

WHEREAS Resolution 060920R04 adopts Building Sciences Inc's occupancy study (14 August 2006) as the technical and/or quantitative basis for MTCC 1170's Occupancy Standards By-Law; AND,

WHEREAS MTCC 1170's Legal Counsel has reviewed the above-noted occupancy study, and has drafted an Occupancy Standards By-Law incorporating and/or encompassing the above-noted study's technical and/or quantitative facts and/or principles; AND,

WHEREAS the above-noted Occupancy Standards By-Law provides significant potential benefits, *inter alia*, but non-exhaustively, in areas such as safety, security, utility-costs, and capital costs; THEREFORE,

BE IT RESOLVED that MTCC 1170's Board of Directors adopts Legal Counsel's recommended Occupancy Standards By-Law; AND, FURTHER,

BE IT RESOLVED that the Board of Directors will, in the first instance, ask owners to approve the above-noted By-Law at AGM 2007.

Keith Bricknell/Sylvia Furlong — Carried

Keith Bricknell resumed the Chair.

- (b) Reserve Fund Plan: Work continues on this item.
 - (c) Deployment of Accumulated Budget Surplus: Work continues on this item — pending receipt of audited statements for Fiscal 2005-2006.
 - (d) Smart Living St Lawrence Presentation: The President, the General Manager, and the Onsite Manager reported on their meeting with Ben Marans (01 March 2007). After considering a consultant's report on MTCC 1170, Bill 21's potentially motivating impact on conservation, and the amount of information available to residents via MTCC 1170's Auxiliary Web-Page, the Board agreed that no further involvement was necessary.
 - (e) HAZMAT Disposal (from 070222R): Management continues to investigate appropriate disposal of CFLs, ballasts, sundry types of batteries, *etc.*
 - (f) Staff Recognition: The Board and Management praised the Vice President's and the General Manager's efforts in making a recent function resoundingly successful.
- 07 Correspondence Requiring Action and/or Response: The Board agreed to respond to a resident owner's suggestions about social functions.
- 08 Special Committee Reports: None
- 09 Other Reports: None
- 10 New and/or Brought-Forward Business: None
- 11 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.
- 12 Next Committee Meeting: TBD.
- 13 Next Special Meeting: TBD.
- 14 Next Regular Meeting: 6:30pm on Wednesday 18 April 2007.
- 15 Motion for Adjournment

Resolution 070321R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 070321R at 8:12pm on Wednesday 21 March 2007.

Dan Chiu/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Form 11
Condominium Act, 1998

CERTIFICATE IN RESPECT OF A BY-LAW
(under subsection 56 (9) of the *Condominium Act, 1998*)

Metropolitan Toronto Condominium Corporation No. 1170 (known as the "Corporation") certifies that:

1. The copy of By-law Number 13, attached as Schedule A, is a true copy of the By-law.
2. The By-law was made in accordance with the *Condominium Act, 1998*.
3. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-law.

Dated this _____ day of _____, 2007.

Metropolitan Toronto Condominium Corporation No. 1170

By: _____
Name:
Title: President
I have authority to bind the Corporation.

By: _____
Name:
Title: Secretary
I have authority to bind the Corporation.

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 1170**BY-LAW NO. 13****OCCUPANCY STANDARDS BY-LAW**

WHEREAS the board of directors of the corporation has determined that it would be in the best interests of the corporation to control overcrowding of the residential units within the corporation, in order to ensure that: (i) the overall security of the building is maintained; and, (ii) the additional costs created by a greater number of individuals living within a unit(s), with respect to the maintaining and repairing of the corporation's common elements and increased utility costs forming part of the common expenses, is not unfairly borne by conforming unit owners;

AND WHEREAS the board of directors may by by-law establish the standards for the occupancy of units of the corporation for residential purposes, in accordance with section 57 of the *Condominium Act, 1998* (the "**Act**");

AND WHEREAS subsection 57(2) of the *Act* provides that standards for the occupancy of the residential units of the corporation shall be either the occupancy standards contained in a by-law passed by the council of the municipality in which the land of the corporation is situate, or standards that are not more restrictive than standards that are in accordance with the maximum occupancy for each unit based on the maximum occupancy for which the building in which the units are located was designed;

AND WHEREAS it is assumed for the purposes of this by-law that the building comprising the corporation was designed in accordance with the *Building Code Act, 1992, S. O. 1992 c. 23* (the "**Code**") and any amendments thereto;

AND WHEREAS Section 3.1.16 of Regulation 403/97 of the Code provides that the occupant load of a floor area or part of a floor area of a building shall be 2 persons per sleeping room or sleeping area within a dwelling unit or suite;

AND WHEREAS the term "*occupant load*" is defined in the Code as meaning "*the number of persons for which a building or part thereof is designed for*", and it is assumed that the occupant load has been used in the initial design of the building(s) comprising the corporation to determine the size of corridors, fire escapes and other safety facilities;

Be it enacted as a by-law of Metropolitan Toronto Condominium Corporation No. 1170, (hereinafter referred to as "**Corporation**") as follows:

1.0 Definitions:

"reside" or "residing": A person will be deemed to be residing in the unit for the purposes of this by-law if they live within the unit for more than 90 days in any given year. The counting of days shall be on a cumulative basis and need not be consecutive for the purposes of this by-law.

"person" or "persons": The term person or persons shall include all individuals. This will include the elderly, adults and children, but shall not include a newborn child for a period of one year following its birth.

"residential unit(s)": Are those units as identified in Schedule "C" of the Corporation's declaration, registered as Instrument Number E131531, as amended by Instrument Number D584929.

2.0 Occupancy Standard: The number of persons permitted to reside within a residential unit, shall be based upon the "occupant load determination" prescribed by s.3.1.16.1(1)(b) of O.Reg. 403/97 of the Code, which prescribes two (2) persons per "sleeping room" or "sleeping area" in a dwelling unit or suite.

2.1 For the purposes of this by-law, a "sleeping room" or "sleeping area" shall include:

- a) all originally constructed "bedroom(s)", as shown on the architectural plans forming part of the Corporation's registered description. For the purposes of this by-law, all bachelor units located within the Corporation shall be considered to consist of one (1) bedroom; and,

- b) subject to section 2.2 hereof, any other area that the board of directors by resolution deems to be a "sleeping room" or "sleeping area", following a visual inspection of the subject unit ("**Additional Sleeping Area**").

If any area within a residential unit is designated as an Additional Sleeping Area by the board of directors, the Corporation or its agents shall have the right to inspect the unit at scheduled intervals, and upon giving reasonable notice, to confirm that the area designated as an Additional Sleeping Area is still being used as such. The board of directors acting reasonably may at any time, by resolution, remove the designation of an Additional Sleeping Area.

- 2.2 Notwithstanding the foregoing, a residential unit's foyer, corridors, closets, bathroom(s), kitchen, dining room, laundry room, storage room, and solarium, as originally constructed and as shown on the architectural plans forming part of the Corporation's registered description, shall not be considered a "sleeping room" or "sleeping area" for the purposes of this by-law.
- 2.3 Based upon sections 2.0, 2.1 and 2.2 hereof, the maximum number of persons permitted to reside within a residential unit (the "**Occupant Capacity**") shall be:
 - a) all one (1) bedroom units, two (2) persons;
 - b) all two (2) bedroom units, four (4) persons; and,
 - c) one (1) person for each Additional Sleeping Area.
- 2.4 If any unit owner or their respective tenant or guests contravene section 2.3 hereof, by exceeding their unit's Occupant Capacity, then the Corporation may, by written notice to the unit owner, request that the unit owner remove any persons in excess of their unit's Occupant Capacity from the unit within thirty (30) days.
- 2.5 Exemption: Notwithstanding sections 2.3 and 2.4 hereof, any residential unit which at the time this by-law becomes effective exceeds the unit's Occupant Capacity is exempt from section 2.4 so long as: (1) the excess individuals are currently residing within the subject unit and his/her or their names have been registered as residents of the unit with the Corporation; and, (2) written notice is provided by the unit owner to the Corporation, within two (2) weeks' time following the date upon which this by-law is registered, confirming that his/her unit is a non complying unit for the purposes of this by-law and confirming the names of the persons residing within the unit. If both requirements noted above are satisfied, then the subject unit will be exempt from sections 2.3 and 2.4 above, (the "**Non Complying Unit**"). The status of a Non Complying Unit shall be noted on any status certificates issued for that unit. If a Non Complying Unit is leased, the unit owner, in addition to the written notice, shall provide the Corporation with a copy of the lease or a summary of said lease in accordance with section 83 of the Act. This exemption does not apply to section 3.0 of this by-law.

This exemption shall cease to apply to a Non Complying Unit:

- (i) when all the excess individuals, as recorded by the Corporation, no longer reside within the Non Complying Unit. In this regard, if and when the excess individuals in a Non Complying Unit no longer reside within said unit, then said excess person(s) cannot be substituted or replaced with another person(s); or,
 - (ii) upon the sale, lease, renewal or termination of lease of the unit.
- 3.0 **Assessments:** If the number of persons residing in a residential unit exceeds that unit's Occupant Capacity, then for the period of time in which the Occupant Capacity for that unit is exceeded, the board of directors may by resolution levy an assessment against the unit owner of the subject unit (the "**Occupancy Assessment**"), which may be comprised of the following:
 - (i) an assessment that reasonably reflects the increased cost of maintaining the common elements and repairing them after damage, as determined by the board of directors acting reasonably; and,
 - (ii) an assessment that reasonably reflects the increased cost of using the utilities that form part of the common expenses, as determined by the board of directors acting reasonably.

- 3.1 It shall be the obligation of the unit owner to provide the Corporation with sufficient evidence that the number of persons within the subject unit no longer exceeds that unit's Occupancy Capacity.
- 4.0 **Occupancy Assessments deemed to be common expenses:** In accordance with subsection 57(5) of the *Act*, any Occupancy Assessments which are levied pursuant to this by-law to any unit owner or owners shall be and is hereby deemed to be common expenses attributable to the said unit owner's unit and shall be recoverable as such.
- 5.0 **Request of Information:** The Corporation may, at any time, request that a unit owner inform the Corporation as to the number of persons residing in their unit and may also request a visual inspection of the unit. This request shall be made upon a notice form entitled "Occupancy Questionnaire", the form and content of which shall be determined by the board of directors from time to time. The unit owner is obligated to complete the form with all information requested and return it to the Corporation within 5 business days from the date the notice is served upon the unit owner. Unit owners shall indemnify the Corporation for any misleading or fraudulent information provided on their part.
- 6.0 **Severability:** Each of the provisions of this by-law shall be deemed to be independent and severable, and the invalidity or unenforceability in whole or in part of any one or more of such provisions shall not be deemed to impair or affect in any manner the validity or enforceability of the remainder of this by-law.
- 7.0 **Gender:** The use of the masculine gender in this by-law shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include plural wherever the context so requires.
- 8.0 **Waiver:** No restriction, condition, obligation or provision contained in this by-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
- 9.0 **Headings:** The headings in the body of this by-law form no part hereof but shall be deemed to be inserted for convenience of reference only.
- 10.0 **Statutory References:** Any references to a section or sections of the *Act* in this by-law (or in any by-laws or rules hereafter enacted by the Corporation) shall be read and construed as a reference to the identical or similarly appropriate section or sections (as the case may be) of any successor legislation to the *Act*.

The foregoing by-law is hereby enacted as By-law No. 13 of Metropolitan Toronto Condominium Corporation No. 1170, said by-law having been passed by the board of directors on the **21st** day of **March**, 2007, and duly approved by the owners of a majority of the units of the Corporation voting in favour of confirming it on the ____ day of _____, 2007, without variation, pursuant to the provisions of the *Condominium Act, 1998, S.O.*

DATED this ____ day of _____, 2007.

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 1170

By: _____
Name:
Title: President
I have authority to bind the Corporation.

By: _____
Name:
Title: Secretary
I have authority to bind the Corporation.



THE METROPOLE

19 April 2007

Minutes of MTCC 1170 Meeting Number 070418R — Held on 18 April 2007

Present: Directors — Keith Bricknell, Dan Chiu, Sylvia Furlong, Jason Hum, and Nives Malara (6.35pm); and, ICC Property Management — Nancy Bijelic

Regrets: None

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

02 Adoption of Agenda and Additions:

Resolution 070418R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 070418R, as presented.

Jason Hum/Dan Chiu — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 070418R02: 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) 070321R, as presented.

Jason Hum/Dan Chiu — 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: Directors await final figures for Additional Security Cameras, Wiring Elevators for CCTV Transmission, Swimming Pool Maintenance, the Colborne Street Water-Leak, recent **Seasonal Floral Arrangement(s)**, Re-Balancing Make-Up Air Ducts, and transferral of the Landscaping-Snow Removal Contract.

Resolution 070418R03: Seasonal Floral Arrangement(s) — Main Lobby

WHEREAS MTCC 1170 wishes to enhance the Main Lobby's aesthetic appeal; *inter alia*, by providing an appropriate floral arrangement; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratify a prior expenditure of \$1,125.00 (including taxes) for the floral arrangement currently displayed in the south portion of the Main Lobby.

Sylvia Furlong/Dan Chiu — Carried

- (ii) Colborne Street Water-Leak: The Board discussed Trow's report and photographic evidence of unforeseeable problems and approved the additional cost of completing remedial work. As Section 05(a)(i) indicates, a ratifying motion will follow.
- (iii) Sauna Steam Units: Given problems with (*inter alia*) calcium deposits, the Board accepted Management's recommendation for a cleanup, and for replacement of calcified components. A ratifying motion, as to \$1,563 estimated costs, will follow.
- (iv) Elevators: The Board discussed and/or agreed to the following issues:
 - the President (and other Directors, as might be convenient) and the Onsite Manager will meet with ThyssenKrupp to review expectations;
 - MTCC 1170 will ensure timely compliance with the TSSA's directive on traction sheave brakes; and,
 - ICC and/or Onsite Property Management will issue RfPs for a thorough evaluation of MTCC 1170's elevator-systems — *inter alia*, in preparation for the maintenance-contract's final anniversary-date.
- (v) Air-Balancing: Management recounted some residents' anecdotal reports that air-balancing had ameliorated reported wintertime overheating that was possibly attributable to "stacking-effect".
- (vi) Thermostat Replacement: Directors reviewed three items before concluding that significant further study would have to precede any consideration of installing programmable thermostats. Directors also agreed that this information, may be available to Owners via media that Board deems suitable:
 - a consultant's e-mail (or the gist thereof) describing problems (including potential damage) when deployment of programmable thermostats occurs in a context that includes fan-coil units and central chiller;
 - the Canadian Condominium Institute's submission to the Ontario Ministry of Energy — responding to Bill 21, especially *vis à vis* central air conditioning systems' obvious idiosyncrasies; and,
 - the President's statistical analysis of residential electricity-usage patterns in MTCC 1170 between January 2004 and December 2006.
- (vii) YTD Financials: The Treasurer and ICC Property Management commented briefly on these "Financials". (*As for Fiscal 2005-2006's Audited Statements, the Board has usually delayed adoption until late April or early May.*)

(b) Motion to Receive Administrative and Security Reports as Information.

Resolution 070418R03: 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 2007, and the Front Desk Security Report for the period 14 March 2007 to 11 April 2007.

Jason Hum/Dan Chiu

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

- (a) New By-Laws: The President reported on recent complications with Schedules A and B of the proposed Standard Unit By-Law. The Board agreed not to present this proposed By-Law to AGM 2007. Nonetheless, the Board will proceed with the Occupancy Standards By-Law.
- (b) Reserve Fund Plan: Work continues on this item.
- (c) Deployment of Accumulated Budget Surplus: Work also continues on this item.
- (d) HAZMAT Disposal (from 070321R): Management reported that the City's "Toxic Taxi" will pick up individual suites' HAZMAT items, but will not pick up HAZMAT from the Common Elements.

07 Correspondence Requiring Action and/or Response: None

08 Special Committee Reports: None

09 Other Reports: None

10 New and/or Brought-Forward Business:

- (a) Setting a Date for AGM 2007: Tentatively, the Board agreed to Tuesday 29 May 2007. Finalisation will occur at the Special Meeting described in Section 13.
- (b) Refurbishment of Corridors: Directors discussed this item's current placement on the Reserve Fund Schedule, as well as flexibility within that Schedule. Directors also briefly discussed the logistics and complexities that refurbishment can entail.
- (c) Enhancing Security within MTCC 1170: A Director reported on recent observations of intra-building security in a newer downtown condominium. In response, Directors did not call for any upgrades beyond MTCC 1170's current security. However, Directors agreed that contingency planning was worthwhile — including a cost-benefit study of the latest intra-building security.

11 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.

12 Next Committee Meeting: TBD.

13 Next Special Meeting: 6.30pm on Thursday 26 April 2007.

14 Next Regular Meeting: 6.30pm on Wednesday 16 May 2007.

15 Motion for Adjournment

Resolution 070418R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 070418R at 7.30pm on Wednesday 18 April 2007.

Dan Chiu/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

**Adopted at
Meeting #070426S**



THE METROPOLE

26 April 2007

Minutes of MTCC 1170 Meeting Number 070426S — Held on 26 April 2007

Present: Directors — Keith Bricknell, Dan Chiu, Sylvia Furlong, and Jason Hum;
and, ICC Property Management — Nancy Bijelic

Regrets: Nives Malara

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

02 Waiver of Notice for a Special Meeting:

Resolution 070426S01: Waiver of Notice for a Special Meeting

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 waives notice for the calling of a Special Meeting on 26 April 2007 (hereinafter, "Special Meeting Number 070426S").

Jason Hum/Dan Chiu — Carried

03 Adoption of Agenda and Additions:

Resolution 070426S02: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 070426S, as presented.

Jason Hum/Dan Chiu — Carried

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 070426S03: 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) 070418R, as presented.

Jason Hum/Sylvia Furlong — Carried

05 New and/or Urgent Business:

(a) Adoption of the Reserve Fund Update:

Resolution 070426S04: Adoption of the Reserve Fund Update

WHEREAS MTCC 1170's Board of Directors has received its Reserve Fund Study Update (RFSU) from Trow Engineering; THEREFORE,

BE IT RESOLVED the Board of Directors of MTCC 1170 adopts the RFSU, subject to the following conditions.

- 01 Where possible, pending receipt of the next Comprehensive Reserve Fund Study in 2010, MTCC 1170 will endeavour to use accumulated surplus to limit annual Reserve Fund contributions to $\leq 14\%$ of the “Total Expenditure” line in its Annual Budget. Furthermore, MTCC 1170 deems that this plan fulfils its commitment to Owners in Section 08(c) of the *Budget Notes* for Fiscal 2006-2007.
- 02 Between now and December 2009, MTCC 1170 will work with consulting engineers to develop a Reserve Fund Strategy that seeks, *inter alia*, to accomplish the following goals:
 - (a) differentiation between discretionary and non-discretionary replacement items; and,
 - (b) development of a sustainable and/or palatable funding formula, based on a realistic differentiation among the Common Elements — as suggested in Section 02(a).

Sylvia Furlong/Jason Hum — Carried

(b) Audited Financial Statements:

Resolution 070426S05: Accepting the Audited Financial Statements

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 2005 and ending 30 November 2006; 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.

Dan Chiu/Sylvia Furlong — Carried

(c) AGM 2007:

Resolution 070426S06: AGM and AGM Package

WHEREAS MTCC 1170’s Board of Directors has received and adopted the Corporation’s audited financial statements for 01 December 2005 to 30 November 2006 (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 shall commence at 7:30pm on Tuesday 29 May 2007 (with registration beginning one-half hour earlier);
- (b) The information package to owners (“the AGM 2007 package”) shall include, *inter alia*, the following items:

- (i) an information-letter, agenda, proxy-form, and instructions, in the same general format as originally presented to the Board of Directors at Regular Meeting 060509S; and,
- (ii) a President's Report, in the same general format as originally presented to the Board of Directors at Regular Meeting 060509S.

(c) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of MTCC 1170's AGM.

Jason Hum/Sylvia Furlong — Carried

(d) Ratification of Prior Consensus *re* Expenditure:

Resolution 070426S07: Re-Balancing Make-Up Air Vents

WHEREAS MTCC 1170 seeks to provide uniform quantities of make-up air to all floors; *inter alia*, to meet ASHRAE standards for indoor air quality and, more specifically, to mitigate wintertime's inevitable "stacking effect"; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratify a prior expenditure of \$810.90 (including taxes) for Ambient Mechanical's work in re-balancing the make-up air vents.

Dan Chiu/Jason Hum — Carried

(e) Replacement of Exterior Vent-Covers and Vacuuming of Exhaust-Ducts: The President provided an example of dryer-lint accumulated on the inner side of an exterior vent-cover (picture and commentary attached to these Minutes).

06 Next Regular Meeting: 6.30pm on Wednesday 16 May 2007.

07 Motion for Adjournment

Resolution 070426S08: Adjournment of Meeting 070426S

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 070426S at 6.47pm on Thursday 26 April 2007.

Sylvia Furlong/Jason Hum — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



THE METROPOLE

26 April 2007

This is a picture of the inner side of some of the recently replaced external vent-covers. Apparently, at least one suite's lint trap has not been doing its job. Depending on the size of the affected suite, this lint would have (a) escaped or evaded the lint trap and (b) travelled ≥ 6 or 7 metres.





THE METROPOLE

16 May 2007

Minutes of MTCC 1170 Meeting Number 070516R — Held on 16 May 2007

Present: Directors — Keith Bricknell, Dan Chiu, Jason Hum, and Nives Malara;
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 070516R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 070516R, as presented.

Nives Malara/Jason Hum — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 070516R02: 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) 070426S, 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: Ratification is possible for items included in Resolution 070516R03 (*infra*). The Board awaits final data for Swimming Pool Maintenance, Sauna Repairs, the Colborne Street Water-Leak, Garage Water Penetration, Horizontal Drain-Remediation.

Resolution 070516R03: Ratification of Prior Purchases and/or Contracts

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 Reserve Fund Item — Installation of Additional Security Cameras: \$28,000.80 (including taxes), payable to Brampton Fire, for an item first referenced in Resolution 040825R08, subsequently at Section 05(a)(iii) of the Minutes for Regular Meeting 070117R, and finally at Section 06(a)(i) of the Minutes for Regular Meeting 070222R.
- 02 Reserve Fund Item — Installation of Wiring for Security Cameras in the Elevators: \$6,360 (including taxes), payable to Merit Elevator Services, for an item first referenced in Resolution 040825R08 and subsequently at Section 06(a)(ii) of the Minutes for Regular Meeting 070222R.
- 03 Landscaping Item — Summer Landscaping Contract: \$3,239.04, payable to Fedak Landscaping (plus taxes), for an item first referenced at Section 06(a)(v) of the Minutes for Regular Meeting 070222R.
- 04 Landscaping Item — Summer Watering Contract: \$2,460 (plus taxes), payable to Fedak Landscaping, for an item first referenced at Section 06(a)(v) of the Minutes for Regular Meeting 070222R.

Dan Chiu/Nives Malara — Carried

(ii) Carpet Cleaning:

Resolution 070516R04: Carpet Cleaning

WHEREAS MTCC 1170 considers that carpet cleaning is a hygienic, aesthetic, and preventative maintenance exercise; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall pay \$2,295.00 (plus taxes) to Beautiful Floors to clean the carpets in all of MTCC 1170's indoor corridors.

Jason Hum/Nives Malara — Carried

- (iii) Horizontal Drain Issues: Directors' consensus was to approve Onsite Property Management's recommendations, including estimates of probable costs. A ratifying motion will occur when the contractor presents an invoice.
- (iv) Elevators — Consultant's Report: The consultant has completed the onsite inspection. The written report is pending.
- (v) Elevators: Directors agreed to seek Corporate Legal Counsel's opinion of the existing maintenance contract's actual and/or arguable coverage of "hardware" components.
- (vi) 6-8 Colborne Post-Construction Clean-Up: Directors provided advice to assist the President and the Onsite Property Manager in their dealings with professional advisors, and with third parties.

- (vii) Garage Water-Penetration — P1 Level: Management explained causes and described the successful remedial measures.
- (viii) Additional Intra-Building Security: The Board discussed the Onsite Property Manager's research and agreed that no further steps were necessary.
- (ix) Annual Outdoor Vegetation:

Resolution 070516R05: Annual Outdoor Vegetation

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 \$2,848 (plus taxes) to Fedak Landscaping to service the planters in Victoria Street and the Penthouse, as well as the 5th Floor Terrace.

Dan Chiu/Jason Hum — Carried

- (x) YTD Financials: The Treasurer and ICC Property Management commented briefly on these "Financials".

(b) Motion to Receive Administrative and Security Reports as Information.

Resolution 070516R06: 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 2007, and the Front Desk Security Report for the period 12 April 2007 to 09 May 2007.

Nives Malara/Jason Hum — Carried

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

- (a) New By-Laws: The proposed Standard Unit By-Law will remain in abeyance, pending additional work on Schedules A and B.
- (b) Reserve Fund Plan: This matter is closed. Refer to the relevant item in the AGM 2007 Package.
- (c) Deployment of Accumulated Budget Surplus: Refer to 06(b) — above.
- (d) HAZMAT Disposal (from 070418R): Onsite Property Management agreed to pursue the following initiatives:
 - (i) investigate whether recent publicity had motivated the City to change its protocols for the "Toxics Taxi's" pick-up points;
 - (ii) install a limited-disposal HAZMAT bin in MTCC 1170's Mailroom; and,
 - (iii) publicise the installation of the above-noted bin, with information about allowable materials for drop-off.

07 Correspondence Requiring Action and/or Response: None

08 Special Committee Reports: None

09 Other Reports: None

10 New and/or Brought-Forward Business:

(a) *Faux* (aka “Dummy”) Elevators — Main Lobby: The Board asked Onsite Property Management to research benefits and costs of replacing these “flat-green” *faux* elevators with either full-length mirrors or with stainless steel décor, similar to existing elevators’ doors in the Main Lobby.

11 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.

12 Next Committee Meeting: TBD.

13 Next Special Meeting: TBD.

14 Next Regular Meeting: 6.30pm on Wednesday 20 June 2007.

15 Motion for Adjournment

Resolution 070516R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 070516R at 7.15pm on Wednesday 16 May 2007.

Dan Chiu/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

20 June 2007

Minutes of MTCC 1170 Meeting Number 070620R — Held on 20 June 2007

Present: Directors — Keith Bricknell, Dan Chiu (excused at 6.05pm), Sylvia Furlong, Jason Hum, and Nives Malara (arrived at 6.05pm); and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.00pm.

02 Waiver of Notice for a New Meeting-Time:

Resolution 070620R01: Waiver of Notice for Altered Meeting-Time

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation 1170 affirms sufficiency of notice for changing the starting time of its Regular Meeting for June 2007.

Dan Chiu/Jason Hum — Carried

03 Acceptance of a Director's Resignation:

Keith Bricknell surrendered the Chair to Sylvia Furlong.

Resolution 070620R02: Acceptance of a Director's Resignation

WHEREAS 28 June 2007 will be Dan Chiu's final day as a resident of MTCC 1170;
AND,

WHEREAS Dan Chiu has submitted his resignation from MTCC 1170's Board of Directors, with effect on 28 June 2007; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 regretfully accepts Dan Chiu's resignation, as at the above-noted effective date; AND, FURTHER,

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

Keith Bricknell/Jason Hum — Carried

Following passage, all Directors echoed the mover's and seconder's sentiments. Finally, with the Meeting's consent, the President and the Secretary presented Dan Chiu with a duplicate copy of Resolution 070620R02 — as a mark of MTCC 1170's esteem.

Keith Bricknell then resumed the Chair.

04 Assignment of Directors' Duties: Directors agreed to continue the assignments that they held before AGM 2007. However, pending appointment of a new Director, Sylvia Furlong will temporarily cease being General Manager and become Acting Treasurer. Keith Bricknell will assume additional temporary duties as Acting General Manager.

05 Adoption of Agenda and Additions:

Resolution 070620R03: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 070620R, as presented.

Nives Malara/Jason Hum — Carried

06 Temporary Re-allocation of Officers' Duties: None necessary.

07 Review and Adoption of Previous Meetings' Minutes:

Resolution 070620R04: 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) 070516R, as presented.

Jason Hum/Sylvia Furlong — Carried

08 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: Ratification is possible for items included in Resolution 070620R05 (*infra*).

Resolution 070620R05: Ratification of Prior Purchases and/or Contracts

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 Reserve Fund Item — Swimming Pool Maintenance: \$3,830.00, payable to PPL, for an item first referenced at Section 06(a)(iii) of the Minutes for Regular Meeting 070222R.

02 Reserve Fund Item — Colborne Street Water Leak: \$9,516.68, payable to Duron Ontario; \$7,305.32, payable to Jermark Plumbing; and, \$1729.32 payable to Trow Associates, for an item first referenced at Section 06(a)(iv) of the Minutes for Regular Meeting 070222R and subsequently at Section 05(a)(ii) of the Minutes for Regular Meeting 070418R.

03 Reserve Fund Item — Garage Water Penetration: \$2,862.00, payable to Duron Ontario, for an item first referenced at Section 05(a)(vii) of the Minutes for Regular Meeting 070516R.

04 Operating Fund Item — Horizontal Drain Remediation: \$1,886.80, payable to Jermark Plumbing, for an item first referenced at Section 05(a)(iii) of the Minutes for Regular Meeting 070516R.

05 Reserve Fund Item — Sauna Repairs: \$1,711.90, payable to York/Johnson Controls, for an item first referenced at Section 05(a)(iii) of the Minutes for Regular Meeting 070418R.

Nives Malara/Jason Hum — Carried

- (ii) “In Case of Fire” Signage: Directors reviewed two samples of signage, asked Management to identify pull-stations for which each sample might be appropriate, and asked Management to e-mail findings to all Directors for a final decision.
- (iii) Swimming Pool Controller: To ensure uniform and predictable dispersion of chemicals, Directors’ consensus was to approve Onsite Property Management’s recommendations to replace the controller. A ratifying motion will occur when the contractor presents an invoice.
- (iv) Elevators — Consultant’s Report:

Resolution 070620R06: Receiving an Elevator Consultant’s Report

WHEREAS Solucore Elevator Solutions has provided two written reports dated 22 May 2007 (“the reports”), exhaustively assessing all of MTCC 1170’s elevators; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratifies commissioning the reports, receives the report as information, and authorises Officers’ and Management’s unfettered prior and/or ongoing use of the reports in setting expectations of and/or for MTCC 1170’s elevator maintenance contractor and/or in communications with residents and/or owners.

Nives Malara/Jason Hum — Carried

- (v) Elevators — Mandatory Hardware Upgrade: Management and the President reported on Legal Counsel’s opinion regarding contractual liability. MTCC 1170 will proceed as it originally intended doing.
- (vi) Elevator #3 — Recent Outage: Management and the President reported on causes and progress of repairs. The Board agreed to provide an explanatory newsletter.
- (vii) Elevator #1 — Door-Detectors: Directors agreed with Management’s decision to replace the detectors. A ratifying motion will follow when invoices arrive.
- (viii) X06 A/C Condensate-Drain Leak: Given the recency of remedial work, the plumbing contractor rectified this incident at no extra cost to MTCC 1170.
- (ix) DVR #3 — Apparent Overheating: Directors asked Management to ensure that the installation-contractor opens the unit and attempts standard cleansing procedures.

- (x) 6-8 Colborne Post-Construction Clean-Up: Management and the President commented on 18 June 2007's meeting and aftermath.
- (xi) YTD Financials: Various Directors and ICC Property Management commented briefly on these "Financials".

(b) Motion to Receive Administrative and Security Reports as Information.

Resolution 070620R07: 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 2007, and the Front Desk Security Report for the period 10 May 2007 to 13 June 2007.

Nives Malara/Jason Hum — Carried

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

- (a) New By-Laws: The proposed Standard Unit By-Law will remain in abeyance, pending additional work on Schedules A and B.
- (b) Deployment of Accumulated Budget Surplus: Ongoing item — reflecting the Board's prior commitment to Owners.
- (c) HAZMAT Disposal (from 070516R): Management has ordered an appropriate bin, which should arrive later this week. Following its arrival, residents will receive appropriate notification.
- (d) *Faux* (aka "Dummy") Elevators — Main Lobby: Management still awaits quotes for replacing the "flat-green" *faux* elevators with either full-length mirrors or with stainless steel décor, similar to existing elevators' doors in the Main Lobby.

10 Correspondence Requiring Action and/or Response: None

11 Special Committee Reports: None

12 Other Reports: None

Resolution 070620R08: 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 6.39pm.

Nives Malara/Jason Hum — Carried

Resolution 070620R09: 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 7.18pm.

Nives Malara/Jason Hum — Carried

13 New and/or Brought-Forward Business:

- (a) Impending Filming: Management and the President reported on a "shoot" commencing 21 June 2007, and on consideration MTCC 1170 received.

- (b) Elevators — Maintenance Contract: Directors discussed the impending expiry of the current contract.
 - (c) Charges for “Nuisance” Fire Alarms: Directors discussed a \$2,100 “Payable” ensuing from the Toronto Hydro outage on 13 January 2007. Management agreed to write to the City, explaining the circumstances and requesting remission.
 - (d) Addendum to the Rules: Directors agreed to investigate expanding MTCC 1170’s Rules to include Conflict of Interest guidelines and/or requirements for Directors.
 - (e) Timeline for Replacing a Director: Directors agreed to follow a timeline similar to the one they used when addressing a resignation that occurred in 2003.
 - (f) Conference-Call Meetings: To accommodate Directors’ personal needs, the Board agreed to develop means of implementing Section 6.08 of By-Law #8. The latter says, in part, “...The board may conduct its meetings by teleconference or other electronic means as approved by the board by resolution from time to time, provided that all directors consent to the meeting being held by teleconference and or other approved electronic means.”
- 14 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.
- 15 Next Committee Meeting: TBD.
- 16 Next Special Meeting: TBD.
- 17 Next Regular Meeting: 6.30pm on Wednesday 18 July 2007.
- 18 Motion for Adjournment
Resolution 070620R10: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 070620R at 7.20pm on Wednesday 20 June 2007.
Sylvia Furlong/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

18 July 2007

Minutes of MTCC 1170 Meeting Number 070718R — Held on 18 July 2007

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

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.30pm.

02 Adoption of Agenda and Additions:

Resolution 070718R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 070718R, as presented.

Jason Hum/Nives Malara — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 070718R02: 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) 070620R, as presented.

Nives Malara/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: XX12 drain-remediation, the new detectors on Elevator Car #1, and the swimming pool controller await receipt of invoices.

(ii) Mandatory "In Case of Fire" Signage (070620R): Following the Board's earlier suggestion, Management recommended ~75 metal signs and ~23 plastic and/or paper signs. The Board agreed with Management's recommendation. Ratification will follow receipt of the invoice.

(iii) Elevators — Consultant's Report (070620R): Management will continue monitoring progress in implementing the consultant's recommendations.

(iv) Elevators — Sheave-Jammer (070620R): TSSA has granted an extension (past 01 August 2007) to all condominiums that have already issued a purchase-order to their service-providers — as MTCC 1170 has done.

- (v) Condensate-Drain Leaks (070620R): Climanetics will report and/or remediate the rubber junction-tubes' integrity during the July 2007 inspection.
 - (vi) DVR #3 — Apparent Overheating (070620R): Resolution entailed replacement of the unit's HDD. The Board asked Management to inquire about the source of the problem.
 - (vii) Donated Equipment: At no cost to MTCC 1170, the President donated a computer (and associated software licences) and an external back-up HDD to the Management Office. The donated computer replaces one that was no longer adequate for the Onsite Property Management's needs.
 - (viii) Response to the HAZMAT Bin: Initial response has been tentative. Probably use will grow as residents become aware of the HAZMAT bin's availability.
 - (ix) YTD Financials: The Treasurer and ICC Property Management commented briefly on the "Financials".
- 06 Motion to Receive Administrative and Security Reports as Information.
Resolution 070718R03: 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 2007, and the Front Desk Security Report for the period 14 June 2007 to 11 July 2007.
Nives Malara/Jason Hum — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes: The Board agreed that ongoing items, such as new by-laws, and deployment of budgetary surpluses will reappear later in 2007 and/or early in 2008.
- (a) *Faux* (aka "Dummy") Elevators — Main Lobby: Management awaits further quotes for replacing the "flat-green" *faux* elevators with either full-length mirrors or with stainless steel décor, similar to existing elevators' doors in the Main Lobby.
 - (b) Conference-Call Meetings: Management reported on steps taken towards implementing Section 6.08 of By-Law #8. Directors offered additional suggestions that Management agreed to investigate.
- Resolution 070718R04: 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 6.40pm.
Jason Hum/Nives Malara — Carried
- Resolution 070718R05: 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 7.23pm.
Jason Hum/Nives Malara — Carried

- (c) Colborne Street Post-Construction Clean-Up: Management and the President asked and received the Board's direction in accelerating resolution of this outstanding item.
- 08 Correspondence Requiring Action and/or Response: The Board discussed correspondence and gave suggestions to Management and the President. *Inter alia*, correspondence included a resident's concerns about parked vehicles and blockage of entrance ramps.
- 09 Special Committee Reports: None
- 10 Other Reports: None
- 11 New and/or Brought-Forward Business:
- (a) Elevators — Maintenance Contract:
- Resolution 070718R06: Termination of a Service Contract
- WHEREAS MTCC 1170's Board of Directors had previously agreed that any change in a service-provider's key personnel could trigger a review of MTCC 1170's contractual relationship with the service-provider; THEREFORE,
- BE IT RESOLVED that MTCC 1170 shall terminate its Master Coverage Agreement with ThyssenKrupp Elevator, effective 01 December 2007, as per initialled Page 1 and Section 5.5 of the above-noted Master Coverage Agreement.
- Jason Hum/Nives Malara — Carried
- (b) Proposed Addenda to the Rules: The President provided some background materials for developing rules governing Directors' conduct. Additionally, he invited other Directors to e-mail research and suggestions to him.
- (c) Smart Sub-Metering: Directors reviewed a potential provider's initial proposal and asked Management to get further information.
- 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: 6.00pm on Wednesday 15 August 2007 (starting-time changed until further notice).
- 16 Motion for Adjournment
- Resolution 070718R07: Adjournment
- BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 070718R at 7.25pm on Wednesday 18 July 2007.
- Sylvia Furlong/Nives Malara — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



THE METROPOLE

15 August 2007

Minutes of MTCC 1170 Meeting Number 070815R — Held on 15 August 2007

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

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.00pm.

02 Adoption of Agenda and Additions:

Resolution 070815R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 070815R, as presented.

Nives Malara/Sylvia Furlong — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 070815R02: 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) 070718R, 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:

Resolution 070815R03: General 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 Reserve Fund Item — XX12 Drain Remediation: \$1,462.80, payable to Jermark, for an item first referenced at Section 05(a)(iii) of the Minutes for Regular Meeting 070516R.

02 Reserve Fund Item — Detector for Elevator #1: \$2,968.00, payable to ThyssenKrupp, for an item first referenced at Section 08(a)(vii) of the Minutes for Regular Meeting 070620R.

Nives Malara/Sylvia Furlong — Carried

- (ii) Fire Drill on 23 August 2007: Management described the notice that will go to all residents no later than Monday 20 August 2007. Also, Management explained protocols for fire drills. Finally, Management explained provisions for families with young children, and for mobility-impaired residents, if a real emergency were to occur.
- (iii) Elevators — Consultant's Report (070620R): Management reported that implementation of recommendations could be complete by 31 August 2007.
- (iv) Elevators — Sheave-Jammer (070620R): Management reported that one of the service-provider's engineers would be on-site later this week.
- (v) MTCC 1170's Web Site: Management, the Secretary, and the President reported briefly on choice of new Web site host, and on moving the substantive portion of the site back to www.mtcc1170.com. Given the fact that a corporate credit card is the preferred medium of payment for services such as this, Management will further investigate getting a limited-cap credit card for MTCC 1170.
- (vi) YTD Financials: The Treasurer and ICC Property Management commented briefly on the "Financials".

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 070815R04: 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 2007, and the Front Desk Security Report for the period 12 July 2007 to 07 August 2007.

Nives Malara/Jason Hum — Carried

07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes: The Board agreed that ongoing items, such as new by-laws, and deployment of budgetary surpluses will reappear later in 2007 and/or early in 2008.

- (a) *Faux* (aka "Dummy") Elevators — Main Lobby: Management awaits an additional quote for replacing the "flat-green" *faux* elevators with more aesthetically appropriate fascia.

- (b) Conference-Call Meetings: Management reported that a protected extension-line is now available. Directors offered further suggestions to encompass situations where more than one director could not attend in person.

Resolution 070815R05: 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 6.25pm.

Nives Malara/Jason Hum — Carried

Resolution 070815R06: 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 7.35pm.

Jason Hum/Nives Malara — Carried

- (c) Colborne Street Post-Construction Clean-Up: Management and the President commented on the letter that Corporate Legal Counsel has sent.

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) Elevators — Maintenance Contract: Management and Directors discussed tendering procedures and the format for formal RfPs. Directors agreed to ask Solucore to provide a template that could best protect MTCC 1170's interests. Ratification as to costs of the template will occur on receipt of the invoice.
- (b) Proposed Addenda to the Rules: The President provided some additional materials for rules governing Directors' conduct. Discussion ensued. Other Directors agreed to share responses and additional materials by e-mail no later than 29 August 2007.
- (c) Smart Sub-Metering: Notwithstanding the Government of Ontario's change of direction *vis à vis* the compulsory aspects of "Bill 21", Directors agreed that Management should investigate and report on two aspects of sub-metering:
- (i) the cost of sub-metering only MTCC 1170's common elements, with the aim of determining the extent to which common elements contribute to the Corporation's total annual cost of electricity; and,
 - (ii) the possibility of getting a governmental and/or NGO grant to cover and/or offset the costs of sub-metering MTCC 1170's common elements.
- (d) Capital Item from AGM 2007 — 5th Floor Terrace Gazebo: Management and Directors took time to view the gazebo, and they discussed ways for making it a more useful recreational device. Management and Directors agreed to seek additional ideas, and Management agreed to investigate potential costs thereof.
- (e) Capital Item from AGM 2007 — Corridors' Décor: Management and Directors discussed routine remedial measures that Management had already initiated. Directors

also asked Management to investigate eventual strategies and costs when full-scale replacement becomes necessary and/or desirable.

- 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: 6.00pm on Wednesday 19 September 2007
- 16 Motion for Adjournment

Resolution 070815R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 070815R at 7.35pm on Wednesday 15 August 2007.

Nives Malara/Sylvia Furlong — Carried

“Keith Bricknell”

President: Keith Bricknell

“Nives Malara”

Acting Secretary: Nives Malara

Adopted at
Meeting #070919R



THE METROPOLE

19 September 2007

Minutes of MTCC 1170 Meeting Number 070919R — Held on 19 September 2007

Present: Directors — Keith Bricknell, Sylvia Furlong, and Nives Malara; and, ICC Property Management — Nancy Bijelic

Regrets: Jason Hum

01 Call to Order: Keith Bricknell called the meeting to order at 6.10pm.

02 Adoption of Agenda and Additions:

Resolution 070919R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 070919R, as presented.

Nives Malara/Sylvia Furlong — Carried

03 Temporary Re-allocation of Officers' Duties: Because of Jason Hum's absence, Nives Malara graciously agreed to be Acting Corporate Secretary.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 070919R02: 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) 070815R, as presented.

Sylvia Furlong/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: Ratification of costs of Solucore's elevator tender documents will occur on presentation of invoices.

(ii) MBS and Pool Contract: Directors agreed that Metropolitan Building Systems should take over routine maintenance of the swimming pool. A ratifying motion will occur when additional details are available.

(iii) Heat Detector — Salt Room (Incident Code 02.02): The Onsite Property Manager described strategies for replacing this device and averting further nuisance alarms.

- (iv) Illegal Parking — Colborne Street: Directors asked Management to involve Parking Enforcement and Cllr Pam McConnell in developing durable strategies for resolving this problem.
- (v) Autumnal Floral Arrangement: Directors agreed on a design from Vanderfleet Floral Designers. A ratifying motion will occur when additional details are available.
- (vi) Elevators — Consultant's Report (070620R): Solucore will review completed work and report to the Onsite Property Manager.
- (vii) Elevators — Sheave-Jammer (070620R): Installation of a TSSA-mandated rope-gripper (Elevator #01) is now complete. TSSA's final inspection will occur shortly.
- (viii) Management Office Computers: Management and the President reported briefly on recently completed *pro bono* maintenance work.
- (ix) Limited-Cap Credit Card (for on-line software-renewals, *etc*): Management reported briefly.
- (x) YTD Financials: Directors and Management commented briefly on minor variances (*eg*, summer landscaping items).

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 070919R03: 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 2007, and the Front Desk Security Report for the period 08 August 2007 to 11 September 2007.

Nives Malara/Sylvia Furlong — Carried

07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes: The Board agreed that ongoing items, such as new by-laws, and deployment of budgetary surpluses will reappear later in 2007 and/or early in 2008.

- (a) *Faux* (aka "Dummy") Elevators — Main Lobby: Management awaits a final quote for replacing the "flat-green" *faux* elevators with more aesthetically appropriate fascia.

Resolution 070919R04: 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.

Sylvia Furlong/Nives Malara — Carried

Resolution 070919R05: 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 7.22pm.

Sylvia Furlong/Nives Malara — Carried

- (b) Elevators — Maintenance Contract: Management explained details of the tender-documents that Solucore has prepared for circulation to qualified potential bidders.
- (c) Proposed Addenda to the Rules:

Keith Bricknell surrendered the Chair to Sylvia Furlong.

Resolution 070919R06: Addenda to the Rules

WHEREAS MTCC 1170 wishes to ensure that its Directors and Officers have, and adhere to, an exemplary code of conduct; AND,

WHEREAS the *Condominium Act* is vague about codes of conduct for Directors and Officers; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall renumber current Rules Number 15.00 to 15.06 (inclusive of both) as Rules Number 16.00 to 16.06 (inclusive of both); AND, FURTHER,

BE IT RESOLVED that MTCC 1170 shall adopt and add new Rules Number 15.00 to 15.04 (inclusive of both) to the current Rules; AND, FURTHER,

BE IT RESOLVED that newly added Rules Number 15.00 to 15.04 (inclusive of both) shall come into effect on 31 October 2007, subject to Sections 58 and 46 of the *Condominium Act*.

Keith Bricknell/Nives Malara — Carried

Keith Bricknell resumed the Chair.

- (d) Smart Sub-Metering: Management awaits responses to requests for grants to pursue experimental sub-metering of MTCC 1170's Common Elements. By method of elimination, experimental sub-metering could separate and identify the extent to which individual suites contributed to over-all electrical costs.
- (e) Capital Item from AGM 2007 — 5th Floor Terrace Gazebo: Given cooler weather's imminence, there are no immediate plans for redevelopment. However, Management and Directors will continue informal discussions over the next few months.
- (f) Capital Item from AGM 2007 — Corridors' Décor: Management reported on recent — and notably successful — maintenance procedures. Although there is no intention for immediate major work, ongoing monitoring and informal discussions will continue.
- (g) Colborne Street Post-Construction Clean-Up: The President summarised recent e-mail and conversations with Corporate Legal Counsel.

08 Correspondence Requiring Action and/or Response: None.

09 Special Committee Reports: None

10 Other Reports:

- (a) The President reported briefly on MTCC 1170's participation in Community Consultation on the proposed redevelopment of the Sony Centre (formerly Hummingbird) site.
- (b) The President reviewed previously forwarded e-mail exploring the SLNA's attempts to inform its Delegates about Ontario's impending referendum on electing MPPs.

11 New and/or Brought-Forward Business:

(a) Directors agreed that Management and the President should issue a Director-Call to replace a former Director who no longer resides at MTCC 1170.

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: 6.00pm on Wednesday 17 October 2007

16 Motion for Adjournment

Resolution 070919R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 070919R at 7.24pm on Wednesday 19 September 2007.

Nives Malara/Sylvia Furlong — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

19 September 2007

Addenda to MTCC 1170's Rules: Directors' Conduct

15.00 Directors' Code of Conduct

15.01 Statutes, Regulations, By-Laws, and Corporate Governing Documents

- (a) As is true with all condominiums, the Corporation's Directors must make decisions reflecting, *inter alia*, the *Condominium Act*, the *National Building Code*, and the City of Toronto's By-Laws and/or codes; and the Corporation's Declaration, Description Plans, By-Laws, Rules, Resolutions, Policies, and Agreements. Given the complexity of these documents, professional and collegial advice and assistance are obviously necessary and shall be available to assist Directors' decisions.
- (b) In furtherance of 15.01(a), the Property Manager and/or other Directors will typically provide explanatory and/or preparatory materials before and/or during Board Meetings. Directors must read and consider all such materials carefully. Directors shall base their decisions and/or votes primarily on these materials.

15.02 Education

- (a) The Corporation shall provide a budget-line, not exceeding 1% of any given fiscal year's total budget, to finance appropriate training for its Directors. Examples of such Corporate-funded training appear, *infra*, at 15.02(b).
- (b) Directors shall support attendance by one or more Directors at condominium seminars presented by the Canadian Condominium Institute (CCI), including CCI's "Basic Directors' Course" and CCI "Advanced Directors' Course". Ideally, all Directors should strive to complete CCI's "Basic Directors' Course".

15.03 Conflict of Interest

- (a) Before seeking election and/or appointment to the Corporation's Board of Directors, candidates shall provide a written disclosure to the Corporation of any actual or potential conflict of interest with respect to any contract, transaction, building deficiency claim, warranty claim, legal action, proceedings, or any matter detrimental to the Corporation.
- (b) Following election and or appointment to the Corporation's Board of Directors, Directors shall have an ongoing obligation to comply with 15.03(a). If a Director becomes aware of any conflict described in 15.03(a), she or he shall immediately disclose it to the Corporation.
- (c) Directors may not promote their own interests or those of any owner, resident, family member, friend, or contractor to the detriment of the Corporation. Directors may not seek any special benefits or privileges as Directors and/or as Officers. Directors may not accept any compensation personally or on behalf of any other person except

as permitted by a By-Law. Directors shall act only in the best interests of the Corporation as a whole. Directors may not favour the interests of any individual or group of owners or residents.

- (d) To determine whether conflicts of interest exist, individual Directors and/or the Corporation shall use Ontario's *Municipal Conflict of Interest Act* as a guideline. If a Director discloses her or his conflict of interest, and/or if a majority of the Board finds a Director is in conflict of interest, the Corporation shall apply the relevant portions of Ontario's *Municipal Conflict of Interest Act*. Application of the aforementioned "relevant portions" shall entail excluding the conflicted Director from discussion of and/or a vote on the matter in question, and recording the conflict of interest in the minutes of any and/or all meetings wherein discussion of the matter in question occurs and/or re-occurs.

15.04 Intellectual Property

Directors who are also Officers of the Corporation must expect to contribute time and effort that is reasonably commensurate with their assigned roles. Beyond that, the Corporation has no expectation that Directors should contribute time and/or physical and/or intellectual effort to the Corporation. However, if Directors and/or Officers do contribute additional time and/or intellectual effort to the Corporation, those contributions shall be at no cost to the Corporation. Additionally, all such contributions shall be subject to the following definitions and/or conditions:

- (a) Intellectual Property includes computer programs, technical processes, reports and/or articles, minutes and/or motions, rules and/or by-laws, Web sites, and/or any other form of innovation and/or development.
- (b) Directors shall agree that the Corporation shall have sole and exclusive ownership of any and/or all intellectual property that Directors develop within the scope of their assigned and/or voluntary work and/or duties as Directors and/or Officers, and/or as members of internal and/or external committees. The Corporation's sole and exclusive ownership shall occur regardless of the venue, time, and/or date where/when the development of intellectual property occurred.
- (c) Within 10 working days after his or her ceasing to be a Member of the Board, each Director shall give the Onsite Property Manager electronic copies (unencrypted and/or unprotected by passwords) of any and/or all files and/or materials encompassed by 15.04(a) and (b). Additionally, each Director affected by 15.04(c) shall disclose to the Onsite Property Manager the name(s) of the software used in creating the aforementioned "electronic copies".



THE METROPOLE

17 October 2007

Minutes of MTCC 1170 Meeting Number 071017R — Held on 17 October 2007

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

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.12pm.

02 Adoption of Agenda and Additions:

Resolution 071017R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 071017R, as presented.

Nives Malara/Sylvia Furlong — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 071017R02: 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) 070919R, as presented.

Sylvia Furlong/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:

Resolution 071017R03: 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 Reserve Fund Item — Pool Controller: \$4,445.50, payable to PPL, for an item first referenced at Section 08(a)(iii) of the Minutes for Regular Meeting 070620R.
- 02 Operating Fund Item — Metal Fire Safety Signage: \$2,271.08, payable to Brampton Fire, for an item first referenced at Section 05(a)(ii) of the Minutes for Regular Meeting 070718R.
- 03 Operating Fund Item – Annual Pool Maintenance Contract (commencing 01 December 2007): \$9,540.00, payable to MBSS, for an item first referenced at Section 05(a)(ii) of Regular Meeting 070919R.

Nives Malara/Sylvia Furlong — Carried

- (ii) Illegal Parking — Colborne Street: Management reported a diminution of complaints, and of incidents recorded on MTCC 1170's DVR monitor.
- (iii) Elevators — Consultant's Compliance Report: The post-remediation report's predicted availability is sometime after 19 October 2007.
- (iv) Elevators — Sheave-Jammer: The TSSA's compliance inspection is pending.
- (v) MTCC 1170's Web-Site: The President reported briefly on the work that he recently completed in re-mounting www.mtcc1170.com.
- (vi) YTD Financials: Directors commented briefly on these "Financials".

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 071017R04: 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 2007, and the Front Desk Security Report for the period 12 September 2007 to 09 October 2007.

Nives Malara/Jason Hum — Carried

07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes: The Board agreed that ongoing items, such as new by-laws should reappear later in 2007 and/or early in 2008. The Board agreed to discuss deployment of accumulated surplus during preparations of the budget for Fiscal 2007-2008.

- (a) *Faux* (aka "Dummy") Elevators — Main Lobby: Having discussed costs of installing more aesthetically appropriate fascia, the Board agreed to accept Demtra Elevator Interiors' quote. A ratifying motion, as to final costs, will occur on receipt of the invoice.

Resolution 071017R05: 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 6.25pm.

Nives Malara/Sylvia Furlong — Carried

Resolution 071017R06: 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 6.40pm.

Sylvia Furlong/Nives Malara — Carried

- (b) Elevators — Maintenance Contract: Management provided preliminary information on responses to tenders. The Board agree that Solucore should review all responses and submit recommendations to the Corporation — preferably, in time to facilitate preparation for Fiscal 2007-2008. The President agreed to assist in providing interim summaries to all Directors.
- (d) Smart Sub-Metering: Management provided quotes for experimental sub-metering of MTCC 1170's Common Elements. Directors agreed that experimental sub-metering is only a search for reliable data. Directors also agreed that information could be available via an engineering study — but that any such information would be only an estimate. In contrast, experimental sub-metering would be only slightly more costly, but would produce reliable data. Before accepting any of the quotes, Directors asked Management to inquire further about the quality and breadth of information that each bidder could provide.
- (g) Colborne Street Post-Construction Clean-Up: The Board gave additional direction to Management, *vis à vis* owners' and/or residents' queries.

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) Budget for Fiscal 2007-2008: Management provided a preliminary draft. Directors agreed that a Committee Meeting should begin at 6.00pm on Tuesday 23 October 2007, with a Special Board Meeting to follow immediately thereafter.

- (b) SLNA Membership for 2008:

Keith Bricknell surrendered the Chair to Nives Malara

Resolution 071017R07: Membership in the SLNA for 2008

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 2008, 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.

Keith Bricknell/Jason Hum — Carried

Keith Bricknell resumed the Chair

- (c) Movie-Shoots in MTCC 1170's Neighbourhood: Responding to residents' complaints, Directors agreed that MTCC 1170 should develop a survey-instrument, compile responses, and forward residents' feedback to (*inter alia*) the Toronto Film Office.
 - (d) Experimental Use of LED Lighting: MTCC 1170's ground floor lobbies and elevators use MR16-socketed halogen lighting. Any such lighting generates considerable heat, requires frequent bulb-replacement, and operates uneconomically. Socket-compatible LED bulbs generate little heat, last indefinitely, and consume minimal electricity. The Corporation will continue to experiment — with the eventual aim of replacing halogen lighting. However, Directors also agreed that MR16-compatibility is an essential element of any such replacement programme. Otherwise, the payback, or cost recovery period, would be unrealistically and unacceptably long.
- 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: 6.00pm on Tuesday 23 October 2007.
 - 14 Next Special Meeting: Immediately after the Committee Meeting that will begin at 6.00pm on Tuesday 23 October 2007.
 - 15 Next Regular Meeting: 6.00pm on Wednesday 21 November 2007
 - 16 Motion for Adjournment

Resolution 071017R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 071017R at 6.45pm on Wednesday 17 October 2007.

Sylvia Furlong/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



THE METROPOLE

23 October 2007

Minutes of MTCC 1170 Meeting Number 071023S — Held on 23 October 2007

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

Regrets: None

01 Call to Order: Following the Finance Committee's discussions, Keith Bricknell called the meeting to order at 7.08pm.

02 Affirmation of Notice for a Special Meeting:

Resolution 071023S01: Affirmation of Notice for a Special Meeting

BE IT RESOLVED the Board of Directors of Metropolitan Condominium Corporation 1170 affirms sufficiency of notice for calling a Special Meeting on 23 October 2007 (hereinafter, "Special Meeting Number 071023S").

Jason Hum/Nives Malara — Carried

03 Adoption of the Agenda:

Resolution 071023S02: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 071023S, as presented.

Nives Malara/Sylvia Furlong — Carried

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 071023S03: 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) 071017R, as presented.

Jason Hum/Nives Malara — Carried

05 MTCC 1170's Finances for 01 December 2007 to 30 November 2008 *et al*:

Resolution 071023S04: Awarding an Elevator-Maintenance Contract

WHEREAS Solucore Elevator Solutions (hereinafter, "Solucore") acted on MTCC 1170's behalf by preparing a comprehensive bid-document that encompasses detailed specifications and a request for proposals (RfP); AND,

WHEREAS Solucore circulated the above-noted bid-document to no fewer than five qualified service-providers; AND,

WHEREAS Solucore provided an analysis of responses to the bid-document and made recommendations based on those responses; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives and concurs with Solucore's analysis of responses, especially, but non-exclusively, as regards costs, and as regards service-providers' willingness to accept sundry dispute-resolution and/or arbitration procedures; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 awards the Corporation's Elevator Maintenance Contract to ThyssenKrupp, effective 01 December 2007, and according to terms and/or conditions agreed to by ThyssenKrupp in its response to Solucore's bid document; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise the President and/or the Onsite Property Manager to act on the Corporation's behalf in negotiating details relating to the implementation and/or administration of ThyssenKrupp's response to Solucore's bid-document.

Sylvia Furlong/Nives Malara — Carried

Resolution 071023S05: Authorisation to Use Accumulated Surplus

WHEREAS market-uncertainties preclude MTCC 1170 (and all other bulk-billed condominiums) from budgeting precisely for electricity-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 electricity 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 2007 and ending 30 November 2008, inclusive of both dates (hereinafter, "Fiscal 2007-2008"):

01 MTCC 1170 requires its accumulated surplus to remain at 3.5% of the Total Budget (Operating Budget plus Reserve Fund Contribution);

02 if Fiscal 2007-2008's electricity 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 "per-kW/h" electricity rates; AND,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise the transfer of \$7,124 from the Accumulated Surplus to the Reserve Fund effective no later than 30 November 2007, to comply with the total recommended contribution for Fiscal 2006-2007; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise the transfer of \$19,653 from the Accumulated Surplus to the Reserve Fund, effective no

earlier than 01 December 2007, to reduce Owners' Reserve Fund Contributions for Fiscal 2007-2008.

Sylvia Furlong/Nives Malara — Carried

Resolution 071023S06: Approval of the 2007-2008 Budget

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 personnel; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation Number 1170 authorises the following budget for 01 December 2007 to 30 November 2008 (inclusive of both dates):

(a) an Operating Budget of \$1,495,185; and,

(b) a Reserve Fund Contribution of \$201,700; 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.

Sylvia Furlong/Nives Malara

06 Next Regular Meeting: 6.00pm on Wednesday 21 November 2007.

07 Adjournment:

Resolution 071023S07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Special Meeting Number 071023S at 7.35pm on Tuesday 23 October 2007.

Jason Hum/Sylvia Furlong — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



THE METROPOLE

09 November 2007

Minutes of MTCC 1170 Meeting Number 071108S — Held on 08 November 2007

Present: Directors — Keith Bricknell, Sylvia Furlong, Jason Hum, and Nives Malara

Regrets: Management — Nancy Bijelic (with the Board's prior consent)

- 01 Call to Order: Following interviews to fill the vacancy on the Board, and following Directors' discussions of the interviews, Keith Bricknell called the meeting to order at 8.15pm.

- 02 Affirmation of Notice for a Special Meeting:

Resolution 071108S01: Affirmation of Notice for a Special Meeting

BE IT RESOLVED the Board of Directors of Metropolitan Condominium Corporation 1170 affirms sufficiency of notice for calling a Special Meeting on 08 November 2007 (hereinafter, "Special Meeting Number 071108S").

Jason Hum/Sylvia Furlong — Carried

- 03 Adoption of the Agenda:

Resolution 071108S02: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 071108S, as presented.

Jason Hum/Sylvia Furlong — Carried

- 04 Review and Adoption of Previous Meetings' Minutes:

Resolution 071108S03: 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) 071023S, as presented.

Nives Malara/Sylvia Furlong — Carried

- 05 Appointment of a Replacement Director:

Resolution 071108S04: Appointing a Replacement Director

WHEREAS the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 has advertised for, and interviewed, candidates to fill a vacancy on the Board; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall appoint Stephanie Wang, a resident owner, as a Director, effective 08 November 2007, subject to Sections 34(2) and 34(3) of the *Condominium Act*; AND, FURTHER,

BE IT RESOLVED that, between 08 November 2007 and AGM 2008, the Board shall fill any subsequent vacancies from the other applicants for the position newly filled by this Resolution.

Sylvia Furlong/Nives Malara — Carried

06 Next Regular Meeting: 6.00pm on Wednesday 21 November 2007.

07 Adjournment:

Resolution 071108S07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Special Meeting Number 071108S at 8.25pm on Thursday 08 November 2007.

Sylvia Furlong/Nives Malara — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at
Meeting #071121R



THE METROPOLE

21 November 2007

Minutes of MTCC 1170 Meeting Number 071121R — Held on 21 November 2007

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

Regrets: Nives Malara and Stephanie Wang

01 Call to Order: Keith Bricknell called the meeting to order at 6.20pm.

02 Adoption of Agenda and Additions:

Resolution 071121R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 071121R, as presented.

Jason Hum/Sylvia Furlong — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 071121R02: 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) 071108S, 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) Insurance Renewal:

Resolution 071121R03: Renew Building and Boiler Insurance

WHEREAS Paisley Manor Insurance has submitted an insurance renewal quotation ("the Quotation") for providing building, boiler, and machinery coverage to The Metropole; AND,

WHEREAS the Quotation includes the following benefits:

01 an increase in coverage of building and Corporate-owned contents from \$90,010,000 to \$92,710,300, but with no increase over the 2006-2007 premium; and,

02 an increase in per-incident coverage of boiler and machinery from \$90,010,000 to 92,710,300, but with no increase over the 2006-2007 premium; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise payment of \$31,345 (plus taxes) to Paisley Manor Insurance for the building premium; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC authorise payment of \$2,343 (plus taxes) to Paisley Manor Insurance for the boiler and machinery premium.

Jason Hum/Sylvia Furlong — Carried

(iii) Seasonal Poinsettias: Directors' consensus was to approve Onsite Property Management's suggestions regarding the purchase and deployment of six seasonal poinsettias. A ratifying motion, as to costs, will occur on presentation of the invoice.

(iv) Victoria Street Planters — Winter Arrangement: Directors' consensus was to approve Robert Ketcheson's proposal. A ratifying motion, as to costs, will occur on presentation of the invoice.

(v) Security System — Increasing DVRs' Record-Retention Capacity:

Resolution 071121R04: Security System DVR Upgrade

WHEREAS MTCC 1170's Security Systems' DVRs begin recording only when they sense activity (thus varying in their individual recording capacity, from as few as 10 days to as many as 90 days); AND,

WHEREAS busy areas' DVRs automatically begin erasing activity that is ≥ 10 days old (thus vitiating the aforementioned DVRs' potential corrective and/or evidentiary use); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises paying Brampton Fire \$3,875 plus taxes to upgrade the existing three DVRs by installing six 750GB HDDS, reinstalling all software, and re-programming all DVRs.

Sylvia Furlong/Jason Hum — Carried

(vi) YTD Financials: The Treasurer commented briefly on the YTD "Financials".

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 071121R05: 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 2007, and the Front

Desk Security Report for the period 10 October 2007 to 13 November 2007.

Jason Hum/Sylvia Furlong — Carried

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

- (a) Elevators —LED Lighting: Onsite Property Management and the President commented on experimental use of two types of MR16-compatible LED lighting in the rear bank of lights on one of the elevators. Further experimentation will continue, with the eventual aim of replacing all MR16-compatible halogen lighting.
- (b) Smart Sub-Metering: Onsite Property Management provided additional information on the technology necessary for experimental sub-metering of MTCC 1170's Common Elements. Directors agreed to continue investigating experimental approaches to ascertaining the potential benefits of sub-metering.
- (c) Colborne Street Post-Construction Clean-Up: Onsite Property Management and the President reported on progress in other parties' fulfilment of a 2003 contract.
 - (i) A neighbouring building's contractor has begun remedial work on MTCC 1170's fifth floor podium, subject to surveillance by one of MTCC 1170's consulting engineers. Work is occurring at no cost to MTCC 1170.
 - (ii) A neighbouring building's contractor has issued a purchase order to MTCC 1170's window-cleaning contractor — for removal of cement and/or mortar spray from portions of MTCC 1170's west elevation. Remedial methodology should depend, in part, on an interpretation of Ontario's *Occupational Health and Safety Act* (especially Regulation 859, as amended by OR 523/92). Regardless of that outcome, work is occurring at no cost to MTCC 1170.

08 Correspondence Requiring Action and/or Response:

- (a) Directors discussed a resident owner's apparent request for reimbursement of outside accommodation costs. Directors agreed that the resident owner had no entitlement to the apparently-requested reimbursement.

09 Special Committee Reports:

- (a) The President reported on his role as the SLNA's Delegate to the Community Policing Liaison Committee for the Toronto Police Service's Division 51. The President is now on the above-noted CPLC's Executive.

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Reaffirmation of an External Ad Hoc Committee Chair: Directors agreed that Peggy Bricknell should continue as voluntary Chair of the MTCC 1170 Staff Fund, and that she should continue to report solely to MTCC 1170's Board of Directors.
- (b) Reaffirmation of an Internal Ad Hoc Committee Chair: Directors agreed that the Vice President should continue as Chair of the MTCC 1170 Toy Drive — with discretion to choose a charity that is a deserving recipient of donated toys.

- 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: 6.00pm on Wednesday 19 December 2007
- 16 Motion for Adjournment

Resolution 071121R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 071121R at 6.45pm on Wednesday 21 November 2007.

Sylvia Furlong/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at
Meeting #0711219R



THE METROPOLE

13 January 2008

Minutes of MTCC 1170 Meeting Number 071219R — Held on 19 December 2007

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 6.37pm.

02 Adoption of Agenda and Additions:

Resolution 071219R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 071219R, as presented.

Jason Hum/Stephanie Wang — Carried

03 Assignment of Directors' Duties: Directors' consensus was to amend, as follows, the re-assignment of duties that occurred during Meeting #070620R.

(a) Keith Bricknell relinquished his temporary additional duties as General Manager.

(b) Sylvia Furlong relinquished her temporary duties as Treasurer and resumed her duties as General Manager.

(c) Stephanie Wang assumed duties as Treasurer.

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

05 Review and Adoption of Previous Meetings' Minutes:

Resolution 071219R02: 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) 071121R, as presented.

Jason Hum/Sylvia Furlong — 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:

Resolution 071219R03: 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 — Seasonal Poinsettias: \$328.32, payable to Key West Tropicals, for an item first referenced at Section 05(a)(iii) of the Minutes for Regular Meeting 071121R.

Sylvia Furlong/Jason Hum — Carried

- (ii) Cosmopolitan Post-Construction Clean-Up: Management and the President commented briefly on completion of work on the SW corner of the podium's roof, and on impending completion of work on the west elevation.
- (iii) Toronto Hydro Power Failure on 03 December 2007: Directors agreed that Management should inquire about the cause(s) of Toronto Hydro's admitted power failure. Also, Directors agreed that Management should communicate with Toronto Hydro about recovering costs of replacing damaged intercom components. Because MTCC 1170 has endured at least two of Toronto Hydro's outages in 2007, Directors also asked Management to seek ways of protecting the Corporation's components from future consequences.
- (iv) DVR-Related Issues: Directors agreed that Management should vigorously pursue the supplier/service provider for reasons and remedies for recent outages. The President agreed to research additional information about uninterruptible power supplies (UPSes) appropriate for the Corporation's needs.
- (v) Re-Balancing Make-Up Air Vents: Management and the President updated Directors about "solar gain", "stacking", and ASHRAE standards. Directors agreed that re-balancing should occur — with a ratifying motion to occur on presentation of the invoice.
- (vi) YTD Financials: Directors commented briefly on the YTD "Financials".

07 Motion to Receive Administrative and Security Reports as Information.

Resolution 071219R04: 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 2007, ICC's rendering of MTCC 1170's unaudited Financial Statements for the fiscal year beginning 01 December 2006 and ending 30 November 2007, and the Front Desk Security Report for the period 14 November 2007 to 10 December 2007.

Stephanie Wang/Sylvia Furlong — Carried

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

Resolution 071219R05: 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 7.02pm.

Jason Hum/Stephanie Wang — Carried

Resolution 071219R06: 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 7.37pm.

Jason Hum/Stephanie Wang — Carried

(a) Smart Sub-Metering: Onsite Property Management provided information from a potential supplier. Directors agreed that the topic warranted a meeting, in Committee, to receive information from potential suppliers.

(b) Resolving an A/R:

Keith Bricknell surrendered the Chair to Sylvia Furlong

Resolution 071219R07: Acceptance of Legal Advice about an A/R

BE IT RESOLVED that the Board of Directors of MTCC 1170 accepts Corporate Legal Counsel's advice regarding disposition of an A/R from one of MTCC 1170's unit owners; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises the Onsite Property Manager to communicate the above-noted acceptance of advice to Corporate Legal Counsel, with the stipulation that any such acceptance is *ex gratia*, and is without prejudice to MTCC 1170's future actions and/or scope of action.

Keith Bricknell/Jason Hum — Carried

Keith Bricknell resumed the Chair.

09 Correspondence Requiring Action and/or Response:

(a) Directors agreed that Management and the President may investigate and report on a resident owner's allegations of mechanical noise.

10 Special Committee Reports:

Resolution 071219R08: Receiving Reports and Correspondence as Information

WHEREAS MTCC 1170 has received sundry reports and correspondence before and during Meeting 071219R; THEREFORE,

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

01 Former API Unit: MTCC 1170 accepts, as information, letters from Corporate Legal Counsel and from Ferreira & Bettencourt, LLP.

02 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.

- 03 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.

Sylvia Furlong/Stephanie Wang — Carried

Further to the CAS Toy Drive, Management commented that MTCC 1170's residents donated seven (7) industrial-sized garbage bags full of toys. This was MTCC 1170's largest-ever annual contribution.

- 11 Other Reports: None
- 12 New and/or Brought-Forward Business:
- (a) Post-Changeover Issues — HVAC System: Directors agreed that Management and the President should meet with service-providers.
- 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 16 January 2008
- 17 Motion for Adjournment

Resolution 071219R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 071219R at 7.42pm on Wednesday 19 December 2007.

Jason Hum/Sylvia Furlong — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum