



## THE METROPOLE

21 January 2009

### **Minutes of MTCC 1170 Meeting Number 090121R — Held on 21 January 2009**

- 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 6.30pm.
- 02 Adoption of Agenda and Additions:  
Resolution 090121R01: Adoption of the Agenda  
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 090121R, as presented.  
Jason Hum/Sylvia Furlong — Carried
- 03 Temporary Re-allocation of Officers' Duties: This was unnecessary for Meeting 090121R.
- 04 Review and Adoption of Previous Meetings' Minutes:  
Resolution 090121R02: 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) 081217R, 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: There are none for Meeting 090121R.
- (ii) Re-deployment of a Freed DVR "Feed": Directors and Management agreed to seek information about using repeater stations to facilitate rotational installation of a wireless camera that could connect with a receptor at a DVR. Directors and Management also discussed Security's suggestions for hard-wired re-deployment. Ongoing discussion will continue by e-mail.
- (iii) Flip-Covers for Pull-Stations near Mag-Lock Buttons: Directors agreed that such covers could deter recurrence of the sorts of fire alarms that occurred in the latter part of 2008. Therefore, Directors authorised Management to ask

Brampton Fire to install flip-covers at locations where juxtaposition could cause confusion and/or be a putative legal defence for malfeasance.

(iv) Mandatory Roof-Anchor Inspections:

Resolution 090121R03: Renewal of a Mandatory Maintenance Contract

WHEREAS annual inspection of MTCC 1170's roof anchors is a prerequisite for the roof anchors' use by window-cleaners and other personnel who work from boatswains' chairs and/or swing-stages (*aka* "suspended stages");  
THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise a five-year annual inspection contract with Probell for \$300 per year, plus taxes.

Jason Hum/Sylvia Furlong — Carried

- (v) Lower Make-Up Air Unit: As built, three blower assembly units supply make-up air (and, implicitly, corridor-pressurisation) to the lower floors. One of those units has failed and replacement is necessary. Therefore, Directors' consensus was to authorise immediate replacement of the failed unit. A ratifying motion, as to costs, will occur on presentation of the invoice. This replacement reflects MTCC 1170's ongoing commitment to ASHRAE standards for indoor air-quality.
- (vi) Noisy Cab Fan — Elevator \$3: Directors concurred with Management's and ThyssenKrupp's assessment of excessive noise. Therefore, Directors' consensus was to replace the fan. A ratifying motion, as to costs, will occur on presentation of the invoice.
- (vii) YTD Financials: Directors and Management commented briefly on the fact that MTCC 1170 was, as ever, "on the good side of the ledger", so to say.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 090121R04: 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 2009, ICC's rendering of MTCC 1170's unaudited Financial Statements for the periods 01 December 2007 to 30 November 2008 and 01 December 2008 to 31 December 2008, and the Front Desk Security Report for the period 08 December 2008 to 11 January 2009.

Sylvia Furlong/Jason Hum — Carried

07 Unfinished and/or Tabled Business Arising from Meeting 081217R:

- (a) Directors agreed to resume discussion of Sections 07(a) and 07(b) at a subsequent Board Meeting. Directors also agreed that further action was likely unnecessary for Section 07(c).
- (b) City of Toronto's Recycling Containers: To some extent, this item is an extension of items first referenced at Section 11(c) of the Minutes for Meeting 081217R. Manage-

ment asked Directors to consider a letter from the City's Director of Policy and Planning for Solid Waste Services. Directors agreed on the following course of action.

- (i) On behalf of its residents, MTCC 1170 will order and distribute the "soft shell blue bag with handles". This will occur at no cost to MTCC 1170.
- (ii) Management and the President objected to the City's encompassing generalisation, "Apartments and condominiums currently recycle only 13% of their waste..." Management made the point that MTCC 1170's weekly non-recyclables comprise four bins that hold three cubic yards each. This is significantly less volume than MTCC 1170's recyclables. Recyclables comprise four bins that hold three cubic yards each, one bin that holds two cubic yards, and two or three "totes" whose nominal capacity is 90 litres per tote.
- (iii) Directors asked the President to write to the City of Toronto — objecting to generalisations such as "...13%..." and to a policy-making process that seems to have its basis in such generalisations.

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) Reserve Fund Study Update:

Resolution 090121R05: Updating the Reserve Fund Study via a Site Inspection

WHEREAS MTCC 1170's last triennial Reserve Fund Study Update occurred late in 2006; AND,

WHEREAS the last Reserve Fund Study Update did not entail a site inspection (an exception and/or exemption that the *Condominium Act* permits); AND,

WHEREAS timely preparation of a Reserve Fund Study Update will assist the Board of Directors and Management in preparing Budgets for Fiscal 2009-2010 and beyond; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall request Trow Associates to undertake a Reserve Fund Study Update via site inspection, with completion no later than 15 September 2009; AND, FURTHER,

BE IT RESOLVED that payment for the Reserve Fund Study Update shall be from the Reserve Fund.

Sylvia Furlong/Jason Hum — Carried

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

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Next Regular Meeting: Wednesday 18 February 2009

16 Motion for Adjournment

Resolution 090121R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 090121R at 7.00pm on Wednesday 21 January 2009.

Jason Hum/Sylvia Furlong — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

**Adopted at  
Meeting #090218R**



## THE METROPOLE

18 February 2009

### Minutes of MTCC 1170 Meeting Number 090218R — Held on 18 February 2009

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

Regrets: Nives Malara

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

02 Adoption of Agenda and Additions:

Resolution 090218R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 090218R, as presented.

Stephanie Wang/Jason Hum — Carried

03 Temporary Re-allocation of Officers' Duties: This was unnecessary for Meeting 090218R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 090218R02: 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) 090121R, 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: There are none for Meeting 090218R.

(ii) Re-deployment of an Available DVR "Feed": Directors discussed Security's recommendation and asked Management to seek information about cameras appropriate for implementing that recommendation.

(iii) YTD Financials: Unavailability of some bank statements prevented ICC from finalising and providing financials to 31 January 2009.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 090218R03: 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 2009 and the Front

Desk Security Report for the period 12 January 2009 to 08 February 2009.

Jason Hum/Stephanie Wang — Carried

07 Unfinished and/or Tabled Business:

- (a) 5<sup>th</sup> Floor Terrace's Gazebo (AGM 2008 Item): As regards weatherproofing the structure's roof, Management awaits suggestions from an awning supplier. As regards furnishings, Management will try to attend upcoming trade shows for ideas.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business: Report from a HVAC contractor.

Resolution 090218R04: Receiving a Contractor's Report as Information

WHEREAS MTCC 1170 has received a HVAC contractor's Site Report (hereinafter, "Report"); THEREFORE,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management and/or the President to seek opinions from an engineering consultant about the necessity for, and/or benefits of, implementing the Report's recommendations, and to report thereupon to the Board.

Sylvia Furlong/Jason Hum — Carried

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

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Next Regular Meeting: Wednesday 18 March 2009

16 Motion for Adjournment

Resolution 090218R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 090218R at 6.46pm on Wednesday 18 February 2009.

Stephanie Wang/Jason Hum — Carried

"Keith Bricknell

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



## THE METROPOLE

11 April 2009

### Minutes of MTCC 1170 Meeting Number 090318R — Held on 18 March 2009

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

Regrets: Stephanie Wang

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

02 Adoption of Agenda and Additions:

Resolution 090318R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 090318R, as presented.

Nives Malara/Jason Hum — Carried

03 Temporary Re-allocation of Officers' Duties: This was unnecessary for Meeting 090318R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 090318R02: 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) 090218R, 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: There are none for Meeting 090318R.

(ii) Elevator #02: Management reported that the problem was a faulty travelling cable, "...a flexible and break-proof cable made up of electric conductors which provide electrical connection between elevator and control unit. It also powers the car (eg, illumination) and forwards instructions to the control unit." [www.schmitt-aufzuege.de/Glossary.47.0.html?&L=1](http://www.schmitt-aufzuege.de/Glossary.47.0.html?&L=1) Management also indicated that this custom-adapted component is within the scope of the maintenance contract with ThyssenKrupp.

- (iii) Re-deployment of an Available DVR “Feed”: Having discussed Security’s recommendation, Directors agreed to use the “feed” to install a camera at the Security Desk.
- (iv) Fire Alarm System Deficiencies: Directors’ consensus was to authorise remediation of deficiencies identified during the annual inspection. Directors also agreed to install suite numbers on the townhouses’ rear doors — to facilitate emergency services. A ratifying motion, as to costs, will occur on presentation of the invoice(s).
- (v) *Warehouse 13* Film-Shoot at 5.30am on Sunday 08 March 2009: Management surveyed townhouses’ occupants about prior notification for this film-shoot. The survey sought to verify a statement that the film company and/or the Toronto Film Office had polled townhouses’ occupants, and that five occupants had approved the date and starting time. Management’s survey-results cast doubt on whether any such prior approval had occurred. Directors agreed that Management and/or the President should contact the Toronto Film office about possible discrepancies.
- (vi) Engineering Consultant for Parking Garage Repairs: Directors agreed that Trow Engineering shall be the engineering consultant and contract administrator for the upcoming parking garage repairs.
- (vii) Window Washing: Directors awarded the contract for window washing to H Breiter Window Cleaning. A ratifying motion, as to costs, will occur on presentation of the invoice(s).
- (viii) Carpet Cleaning: Management has received only two of the anticipated four quotations. Therefore, Directors deferred discussion of this item.
- (ix) Changeover to Air-conditioning: Directors and Management agreed that the changeover should occur no earlier than the week commencing 20 April 2009.
- (x) YTD Financials: Directors briefly discussed financials to 31 January 2009.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 090318R03: 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 2009, ICC’s rendering of MTCC 1170’s unaudited Financial Statements for the period 01 December 2008 to 31 January 2009, and the Front Desk Security Report for the period 09 February 2009 to 09 March 2009.

Sylvia Furlong/Jason Hum — Carried

07 Unfinished and/or Tabled Business:

- (a) 5<sup>th</sup> Floor Terrace’s Gazebo (AGM 2008 Item): Directors agreed that it would be best to utilise this structure as the basis for an arbour, with fixed seating underneath. The General Manager agreed to work with Management in recommending the hardware necessary for completing the conversion, and in choosing suitably hardy vegetation.



Resolution 090318R04: 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 7.03pm.

Nives Malara/ Sylvia Furlong — Carried

Resolution 090318R05: Rising from Committee of the Whole Board

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

Jason Hum/Sylvia Furlong — Carried

08 Correspondence Requiring Action and/or Response: The Board gave directions to Management and the President about responding to inquiries about elevators.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) Corridor Refurbishment (AGM 2008 Item): Management provided one quotation of \$535,000 (exclusive of interior designer costs). The Board agreed that corridor refurbishment was not an immediate priority, but that the information could be useful for the upcoming Reserve Fund Study Update.

(b) Earth Hour: Directors agreed that MTCC 1170 should abide by the procedures that MTCC 1170 adopted during Meeting 080319R.

(c) AGM 2009: Auditor's Report and Meeting-Date

Resolution 090318R06: Accepting the Auditor's Report

WHEREAS the Board of Directors of MTCC 1170 has received MTCC 1170's audited statements from Daurio & Franklin LLP (Chartered Accountants), for the fiscal year beginning 01 December 2007 and ending 30 November 2008; 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.

Jason Hum/Sylvia Furlong — Carried

Resolution 090318R07: AGM Date and AGM Package

WHEREAS MTCC 1170's Board of Directors has received and adopted the Corporation's audited financial statements for 01 December 2007 to 30 November 2008 (inclusive of both dates); THEREFORE,

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

- (a) MTCC 1170's AGM (hereinafter, "AGM 2009") shall commence at 7:30pm on 27 May 2009 (with registration beginning one-half hour earlier);
- (b) AGM 2009's information package to owners shall include, *inter alia*, the following items:
  - (i) an information-letter, agenda, proxy-form, and instructions, in the same general format that MTCC 1170 used for AGM 2008; and,
  - (ii) a President's Report, in the same general format that MTCC 1170 used for AGM 2008.
- (c) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2009.

Nives Malara/Jason Hum — Carried

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

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Next Regular Meeting: Wednesday 15 April 2009

16 Motion for Adjournment

Resolution 090318R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 090318R at 7.37pm on Wednesday 18 March 2009.

Jason Hum/Nives Malara — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



## THE METROPOLE

15 April 2009

### Minutes of MTCC 1170 Meeting Number 090415R — Held on 15 April 2009

Present: Directors — Keith Bricknell, Sylvia Furlong (electronic attendance), Jason Hum (electronic attendance), and Stephanie Wang (6.35pm); and, ICC Property Management — Nancy Bijelic

Regrets: Nives Malara

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

02 Adoption of Agenda and Additions:

Resolution 090415R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 090415R, as presented.

Sylvia Furlong/Jason Hum — Carried

03 Temporary Re-allocation of Officers' Duties: This was unnecessary for Meeting 090415R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 090415R02: 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) 090318R, as presented.

Jason Hum/Sylvia Furlong — Carried

05 Administrative and Security Reports:

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

(i) Ratification of Prior Consensus-Items: N/A for Meeting 090415R.

(ii) Carpet Cleaning: After considering three quotes, Directors awarded the contract to MM&G for \$1,700. A ratifying motion, as to final costs, will occur on presentation of the invoice(s).

(iii) HVAC Report (Section 11 of Minutes for 090218R): Management has initiated the process described in Resolution 090218R04 by requesting quotes from qualified engineering firms *re* costs of reviewing the HVAC Report.

(iv) Collection of Organic Waste: Management displayed the collection-bucket and brochures the City provides to facilitate organic waste-collection in individual suites in multiple occupancy buildings. Directors agreed that Management could add one organic waste-collection bin to existing bins in the gar-

bage-chute closet on each floor. Directors also asked Management to monitor corridor-pressurisation on each floor, to ensure confinement of odours to the garbage-chute closets. Implicit in this request is the necessity to monitor “balancing” — to ensure that each floor receives equal corridor pressurisation. Implicit, also, is the necessity for monitoring electrical and/or maintenance and/or environmental costs if MTCC 1170 has to use more electricity to increase corridor pressurisation to confine those odours.

- (v) Elevators — Pit Ladders: Management awaits the elevator contractor’s explanation for offering suggestions about pit ladders. Since MTCC 1170’s consulting engineers (*re* elevators) are just finalising their periodic review, Directors, suggested that Management should seek their opinion about the origin of, and necessity for implementing, the contractor’s suggestions.
- (vi) YTD Financials: Directors briefly discussed financials to 28 February 2009. Management explained that the one-month lag reflects recent delays in receiving banking and/or investment information.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 090415R03: 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 2009, ICC’s rendering of MTCC 1170’s unaudited Financial Statements for the period 01 December 2008 to 28 February 2009, and the Front Desk Security Report for the period 09 March 2009 to 06 April 2009.

Stephanie Wang/Jason Hum — Carried

07 Unfinished and/or Tabled Business:

- (a) 5<sup>th</sup> Floor Terrace’s Gazebo (AGM 2008 Item): The General Manager reported that Virginia Creeper is likely the best plant for creating an arbour. She also reported on her initial investigations of appropriate planters and benches. Finally, she undertook to forward URLs to other Directors as she progressed in those investigations — to facilitate inter-meeting consensus.

Resolution 090415R04: 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 6.53pm.

Jason Hum/ Sylvia Furlong — Carried

Resolution 090415R05: Rising from Committee of the Whole Board

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

Stephanie Wang/Sylvia Furlong — Carried

- 08 Correspondence Requiring Action and/or Response: Management and the President provided additional information about elevators' operations. The Board then gave further directions to Management and the President about responding to inquiries about elevators.
- 09 Special Committee Reports: None
- 10 Other Reports: None
- 11 New and/or Brought-Forward Business:

(a) Receiving a Consulting Engineer's Report:

Resolution 090415R06: Receiving an Engineering Report as Information

WHEREAS MTCC 1170 has received an engineering consultant's inspection report on its elevators; THEREFORE,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management and/or the President to use the above-noted report's findings as follows:

- 01 to inform MTCC 1170's unit-owners;
- 02 to set expectations of MTCC 1170's elevator-maintenance contractor(s); AND,
- 03 to assist other contractors from whom MTCC 1170 receives goods and/or services.

Sylvia Furlong/ Stephanie Wang — Carried

(b) Fire and Evacuation Incident — 3650 Kingston Road: Although this type of incident is infrequent, the Secretary asked Directors to consider preventative and ameliorative strategies. Responses to his request follow.

- (i) In anticipation of Directors' concerns, Management had already asked MTCC 1170's electrical contractor to inspect the building's electrical service room to ensure that all connections are tight (because loose connections have higher electrical resistance and can generate considerable heat). In addition, Directors and Management agreed with the electrical contractor's secondary suggestion for an infrared scan, to detect "hot spots". The infrared scan will occur during air conditioning season, when electrical consumption is highest and "hot spots" are most probable — if, indeed, they exist.
- (ii) If MTCC 1170 were to suffer a fire/evacuation incident, it already has procedures for ensuring data-security, continuity of communications, and uninterrupted business operations. All major data-files (*eg*, all accounts) are at ICC's head office. The Management Office uses easily detachable external HDDs as back-ups for its few data files (including e-mail). These would then be readily accessible via any computer at ICC's Head Office. The Board has similar security for its files. Thus, it could continue to update MTCC 1170's Web site and maintain communications with residents. Further to that point, all of ICC's managers have mobile devices capable to receiving voice and text

communications. Therefore, maintenance of communications should not be problematical.

- (iii) The General Manager asked if it would be realistic for MTCC 1170 to use the aforementioned infrared scans to assess heat-escapement from the building's exterior. Directors agreed to investigate this possibility during a subsequent heating season.

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: Wednesday 20 May 2009

16 Motion for Adjournment

Resolution 090415R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 090415R at 7.19pm on Wednesday 15 April 2009.

Sylvia Furlong/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at  
Meeting #090520R



## THE METROPOLE

26 May 2009

### **Minutes of MTCC 1170 Meeting Number 090520R — Held on 20 May 2009**

- Present: Directors — Keith Bricknell, Sylvia Furlong, Jason Hum (electronic attendance), and Nives Malara (6.34pm); and, ICC Property Management — Nancy Bijelic
- Regrets: Stephanie Wang
- 01 Call to Order: Keith Bricknell called the meeting to order at 6.33pm.
- 02 Adoption of Agenda and Additions:  
Resolution 090520R01: Adoption of the Agenda  
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 090520R, as presented.  
Jason Hum/Sylvia Furlong — Carried
- 03 Temporary Re-allocation of Officers' Duties: This was unnecessary for Meeting 090520R.
- 04 Review and Adoption of Previous Meetings' Minutes:  
Resolution 090520R02: 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) 090415R, 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: N/A for Meeting 090520R.
    - (ii) Annual Flowers: Directors agreed to accept Fedak's quote of \$2,500 (\$2,180 for flowers + \$320 for soil augmentation). Ratification of final costs will occur on presentation of the invoice. Management awaits a quote for the additional cost of supplying and planting Virginia creeper at the quasi-gazebo.
    - (iii) Chemical Treatment Feed System: Management explained that reconfiguration is necessary for the existing chemical treatment feed system from the boiler room to the condenser pump room. Occlusion of the existing system

has likely contributed to failure of the sampling line pump. The cleaning or replacement of this line and pump would exceed the cost of relocation. Directors agreed with Johnson Controls' recommendation to use the existing condenser pumps to produce flow through the sampling line. This reconfiguration also eliminates a potential system fail-point. Estimated cost for this is \$2,746 + GST. Ratification of final costs will occur on presentation of the invoice.

- (iv) HVAC Report (Section 11 of Minutes for 090218R): Directors accepted Trow Engineering's quote ( $\approx$ \$3,200) for examining the Report, pronouncing on feasibility and value, working with contractors, and seeking governmental grants for energy-efficiency. Ratification of final costs will occur on presentation of the invoice.
- (v) Collection of Organic Waste: Management has received the main bin, which will be in the temperature-controlled garbage room. However, Management has yet to receive smaller bins for each floor's chute-closet. Directors reiterated that the smaller bins must all have covers/lids, to control odours.
- (vi) Elevators — Pit Ladders (from Meeting 090415R): ThyssenKrupp has not responded to Management's request for additional explanation. Management will consult further with Solucore about these pit ladders.
- (vii) HVAC Outage: Management reported that Cosmos (the electrical contractor) identified the "short" that caused the problem. Johnson Controls has made interim repairs and is sourcing replacement parts.
- (viii) Infrared Testing: This testing occurred on 20 May 2009, following prior visual inspection and re-tightening of connections. Infrared testing indicated that circuits were within the normal thermal range.
- (ix) YTD Financials: There were no questions about the most recent distribution, which was for the period ending 30 April 2009.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 090520R03: 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 2009, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2008 to 30 April 2009, and the Front Desk Security Report for the period 06 April 2009 to 11 May 2009.

Nives Malara/Sylvia Furlong — Carried

07 Unfinished and/or Tabled Business: None

Resolution 090520R04: 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 6.44pm.

Jason Hum/ Sylvia Furlong — Carried



Resolution 090520R05: 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 6.58pm.

Sylvia Furlong/Nives Malara — Carried

08 Correspondence Requiring Action and/or Response: Directors reviewed and authorised a proposed written response to a resident owner's inquiry about elevators.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) Implementation of Recommendations in Solucore's Reports: Directors' consensus follows.

(i) MTCC 1170 will consult with Solucore about a reasonable time necessary for implementing of the Reports' recommendations.

(ii) If Solucore reports that implementation of Section 11(a)(i) of this Agenda is unjustifiably dilatory, MTCC 1170 will consult further with Solucore about recourse to the "arbitration" portion of the maintenance-contract.

(iii) In a newsletter (21 April 2009), the Board suggested that MTCC 1170 could consider spending ≈\$40,000 on replacing the door-operators on all four elevators. Given the prospect, as per Solucore, of reducing 80% of transient unreliability, the Board agreed that MTCC 1170 should proceed with this upgrade.

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: Wednesday 17 June 2009

16 Motion for Adjournment

Resolution 090520R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 090520R at 7.00pm on Wednesday 20 May 2009.

Jason Hum/Sylvia Furlong — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



## THE METROPOLE

18 July 2009

### **Minutes of MTCC 1170 Meeting Number 090630R — Held on 30 June 2009**

- Present: Directors — Keith Bricknell, Scott Froebe, Sylvia Furlong, Jason Hum (electronic attendance), and Nives Malara (electronic attendance); and, ICC Property Management — Nancy Bijelic
- Regrets: None
- 01 Call to Order: Keith Bricknell called the meeting to order at 6.31pm.
- 02 Adoption of Agenda and Additions:  
Resolution 090630R01: Adoption of the Agenda  
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 090630R, as presented.  
Scott Froebe/Sylvia Furlong — Carried
- 03 Assignment of Directors as Corporate Officers: Deferred to a subsequent meeting.
- 04 Temporary Re-allocation of Officers' Duties: This was unnecessary for Meeting 090630R.
- 05 Review and Adoption of Previous Meetings' Minutes:  
Resolution 090630R02: 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) 090520R, as presented.  
Nives Malara/Jason Hum — 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: N/A for Meeting 090630R.
    - (ii) Quasi-Gazebo/Arbour/Bower: Directors agreed that Fedak should install four 28-inch high planters around each of the structure's four pillars, as per the diagram attached to these minutes. Additionally, Directors agreed that Fedak should install barriers between the soil (and/or other growth-medium) and the metal surfaces of the four pillars. Finally, Directors agreed that Fedak should

plant Virginia creeper in each of the four planters. A ratifying motion, as to final costs, will occur on presentation of the invoice.

- (iii) Elevators — Pit Ladders (from Meeting 090415R): Directors and Management await the result of Solucore's discussions with ThyssenKrupp.
- (iv) Elevators — Door Operators (from Meeting 090520R): Directors accepted Management's recommendations to defer this purchase until ThyssenKrupp has completed contractual maintenance. (Further discussions will ensue sometime shortly after 20 August 2009.)
- (v) Garage Water-Penetration: Management provided a preliminary oral report, pending receipt of Trow's written update.
- (vi) Infrared Testing: Management's oral report was that Cosmos had identified no issues that might compromise MTCC 1170's electrical services. A written report will be available for discussion via e-mail, and/or at a subsequent Board Meeting.
- (vii) HVAC Report: Management will e-mail Trow's analysis to Directors, for discussion via e-mail, and/or at a subsequent Board Meeting.
- (viii) YTD Financials: Having examined financial data for the period ending 31 May 2009, Directors asked Management to report on variances (including, *inter alia*, the "Solid Waste Management Fee").

07 Motion to Receive Administrative and Security Reports as Information.

Resolution 090630R03: 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 2009, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2008 to 31 May 2009, and the Front Desk Security Report for the period 12 May 2009 to 08 June 2009.

Scott Froebe/Sylvia Furlong — Carried

08 Unfinished and/or Brought-Forward Business: None

09 Correspondence Requiring Action and/or Response: None.

10 Special Committee Reports: None

11 Other Reports: None

12 New and/or Brought-Forward Business:

- (a) Main Fan-Coil Condensate Risers (*aka* "Main Condensate Drainpipes"): Recent events indicate occlusion of these risers/drainpipes. Directors agreed that purging was necessary. To that purpose, Directors asked Management to get quotes for purging the risers/drainpipes, and quotes for investigating and recommending preventative measures. Management agreed to e-mail Directors regarding above-noted purging costs and/or preventative investigations/recommendations.

- 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: Wednesday 22 July 2009
- 17 Motion for Adjournment

Resolution 090630R04: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 090630R at 6.55pm on Tuesday 30 June 2009.

Sylvia Furlong/Scott Froebe — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at  
Meeting #090722R



## THE METROPOLE

16 August 2009

### Minutes of MTCC 1170 Meeting Number 090722R — Held on 22 July 2009

Present: Directors — Keith Bricknell, Scott Froebe, 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 6.34pm.

02 Adoption of Agenda and Additions:

Resolution 090722R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 090722R, as presented.

Sylvia Furlong/Nives Malara — Carried

03 Assignment of Directors as Corporate Officers until <AGM 2010's Completion:

Director	Position
Bricknell, Keith	President
Froebe, Scott	Treasurer
Furlong, Sylvia	General Manager
Hum, Jason	Secretary
Malara, Nives	Vice-President

04 Temporary Re-allocation of Officers' Duties: This was unnecessary for Meeting 090722R.

05 Review and Adoption of Previous Meetings' Minutes:

Resolution 090722R02: 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) 090630R, as presented.

Jason Hum/Scott Froebe — 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: N/A for Meeting 090722R.

(ii) Garage Water-Penetration: Management and Directors await Trow's report.

(iii) HVAC Report:

Resolution 090722R03: Receiving and Implementing an Engineering Consultant's Report

WHEREAS MTCC 1170 has received Trow's analysis (hereinafter, "Analysis") of Johnson Controls' Site Report (hereinafter, "Report"), as described in Resolution 090218R04; THEREFORE,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management and/or the President to implement the Analysis as follows.

01 Employ Johnson Controls to complete work on those parts of the Analysis wherein Trow agrees with the Report. Without limiting the generality of the foregoing, this permission to assign work includes, for example, the following subsections of the Analysis: 1.1, 1.2, 1.3, 1.5, 2.4, 5.3, 9.1, 10.1, 11.1, 12.1, 12.2, 12.3, 13.1, and 20.1.

02 Convene and attend meetings between Trow and Johnson Controls to discuss issues in the following subsections of the Analysis: 1.4, 2.1, 2.3, 3.1, 3.2, 4.1, 4.2, 5.1, 7.1, 8.1, 8.2, 16, 18.1, and 19.1. Following resolution of the aforementioned items, make recommendations to the Board and seek approval to proceed with additional work.

03 Meet with Trow to ensure that completed work, and work pending completion, reflects in the mandatory "site visit" Reserve Fund Study that Trow will be conducting in September 2009 and/or early October 2009.

Scott Froebe/Jason Hum — Carried

(iv) Swimming Pool Water Treatment Quote: Having discussed a quote for conversion from chlorine to saltwater treatment, Directors asked Management to explore additional options by getting quotes for UV treatment. Additionally, Directors asked Management to verify operational payback times and other financial and/or qualitative benefits for saltwater and UV treatment systems.

(v) YTD Financials: Management responded to questions about the City of Toronto's "solid waste management" charge in financial data that ICC had supplied for Meeting 090360R. (For Fiscal 2008-2009, payment for this charge will be from Operating Surplus, as *per* Budget Notes accompanying Fiscal 2008-2009's CE Requests. For subsequent fiscal years, it will be a new budget line.)

07 Motion to Receive Administrative and Security Reports as Information.

Resolution 090722R04: 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 2009, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 Decem-

ber 2008 to 30 June 2009, and the Front Desk Security Report for the period 09 June 2009 to 06 July 2009.

Nives Malara/Sylvia Furlong — Carried

08 Unfinished and/or Brought-Forward Business:

- (a) Main Fan-Coil Condensate Risers (*aka* “Main Drainpipes”): Management provided Jermark’s quote for preventive maintenance. The Board agreed upon the following measures and estimated costs.
- (i) \$24+GST per fan-coil to ensure that suites’ and common elements’ drip-trays, drain-hoses, and lines are capable of draining condensate; and,
  - (ii) \$10,400+GST to replace 1¼ -inch horizontal drains with 2-inch drains and install clean-outs in those replacement drains.

A motion, ratifying final costs, will occur on presentation of the invoice.

- (b) Elevators — Pit Ladders (from Meeting 090415R): Management reported that the installation cost would be \$1,600 (plus taxes). The Board agreed that ThyssenKrupp should proceed with the installation. A motion, ratifying final costs, will occur on presentation of the invoice.
- (c) Elevators — Door Operators (from Meeting 090520R): Solucore will be reporting on ThyssenKrupp’s progress with “on-contract” obligations whose completion must precede the “off-contract” installation of new door-operators.
- (d) Infrared Testing: Cosmos’ report was unavailable for Meeting 090722R.

09 Correspondence Requiring Action and/or Response and/or Affirmation: Directors authorised a response to a resident owner’s inquiries about the extent of MTCC 1170’s responsibility for maintaining exclusive-use balconies. Before authorising the response, Directors discussed Sections 22, 23, and 28 of MTCC 1170’s *Declaration*. (The aforementioned *Declaration* is available as a searchable PDF at [www.mtcc1170](http://www.mtcc1170).)

10 Special Committee Reports: None

11 Other Reports: None

12 New Business:

- (a) Corridors, Doorways, *etc*: Following earlier exchanges of e-mails, Directors agreed that Management should enhance and/or implement the following procedures.
- (i) Routine Inspections: Management will deploy a checklist to improve specificity of routine, periodic inspections. The Building Superintendent and the Site Administrator will share responsibility for routine, periodic inspections, for completing the checklists, and for giving direction to staff.
  - (ii) Preventive Maintenance: The completed checklists will identify areas that need remediation. The aim of timely remediation will be preservation of serviceability and/or aesthetics during the balance of these areas’ nominal and/or extended lifetimes.

- (iii) Surveillance: Security Staff are responsible for inspections following moves-in and/or moves-out, and for spot-checks following loans of the luggage carts. The goal is to ensure proper attribution of costs for damage that might occur during ill-managed moves-in/moves-out and/or other misuses. To facilitate attribution of costs, Management will provide guidance and direction to Security Staff, to ensure that thorough surveillance.

(b) Home-Renovations Tax Credit:

Resolution 090722R05: Apportioning the Home Renovations Tax Credit

WHEREAS the Canada Revenue Agency (CRA) has stated that, “In the case of condominiums and co-operative housing corporations, the individual’s share of the cost of eligible expenditures for common areas will qualify [for the Home Renovation Tax Credit (HRTC)]; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 defines “...the individual’s share of the cost...” as being the percentage that MTCC 1170 uses when calculating each unit-owner’s mandatory contributions to Common Expenses and to the Reserve Fund; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management and/or the President to facilitate apportionment of the HRTC as follows.

01 Independently, and/or in consultation with Daurio & Franklin, identify eligible expenditures and ascertain whether these expenditures fall within the eligibility-period.

02 Calculate each unit-owner’s HRTC entitlement.

03 Design, complete, and distribute HRTC forms for unit-owners’ 2009 CRA tax-filings.

Scott Froebe/Jason Hum — Carried

Resolution 090722R05 reflects information available at the following live link.

<http://www.cra-arc.gc.ca/gncy/bdgt/2009/fqhmrnvt-n-eng.html#q10>

Subject to the CRA’s \$10,000 per dwelling “cap”, MTCC 1170’s HRTC forms for “common area” expenditures are **additional to** any forms that individual unit-owners might submit for work that they complete **within their own units**.

- (c) Harmonised Sales Tax and Condominiums’ Budgets: Management and Directors agreed that the impending HST would have major negative implications for all condominiums’ operating budgets. Directors also agreed that condominiums’ managements and boards should not fall victim to “shoot the messenger” reactions to the HST. To that purpose, the Board agreed to provide a pre-budget newsletter to MTCC 1170’s residents. Also, the Board agreed that MTCC 1170’s November 2009 CE Requests should identify budgetary increases solely attributable to the HST.
- (d) AGM 2009 — Interim Response for Attendees: Directors agreed with the President’s suggestion to provide an interim response to attendees’ questions.



- 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 Date of the Next Regular Meeting: 6.30pm on Wednesday 19 August 2009.
- 17 Motion for Adjournment

Resolution 090722R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 090722R at 7.21pm on Wednesday 22 July 2009.

Jason Hum/Nives Malara — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sylvia Furlong”

*for* Secretary: Jason Hum

Adopted at  
Meeting #090819R



## THE METROPOLE

21 September 2009

### **Minutes of MTCC 1170 Meeting Number 090819R — Held on 19 August 2009**

Present: Directors — Keith Bricknell, Scott Froebe, Sylvia Furlong, and Nives Malara (6.40pm); and, ICC Property Management — Nancy Bijelic

Regrets: Jason Hum

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

02 Adoption of Agenda and Additions:

Resolution 090819R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 090819R, as presented.

Scott Froebe/Sylvia Furlong — Carried

03 Temporary Re-allocation of Officers' Duties: Sylvia Furlong graciously accepted appointment as Acting Corporate Secretary for Meeting 090819R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 090819R02: 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) 090722R, as presented.

Sylvia Furlong/Scott Froebe — 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: N/A for Meeting 090819R.

(ii) Garage Water-Penetration:

Resolution 090819R03: Receiving a Supplementary Engineering Report as Information

WHEREAS MTCC 1170 has received Trow Engineering's supplementary inspection report, explaining additional aspects of water penetration into the underground parking area; THEREFORE,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management and the President to consult with Corporate legal counsel, and to seek resolution of contractual terms via meetings with Trow Engineering and/or with the restoration contractor; AND FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 realises that attempts at resolution might fail; therefore, the Board of Directors of MTCC 1170 authorises Management and the President to work with Trow Engineering in negotiating termination of MTCC 1170's current contract for restoration services and in re-tendering for such services.

Nives Malara/Sylvia Furlong — Carried

(iii) Front Desk DVRs: Directors discussed information that Management and the President had previously circulated by e-mail. Directors' consensus was that newer computer technology could enhance reliability, extend file-retention, and reduce energy costs. To that purpose, Directors asked Management and the President to continue their investigations.

(iv) Lobby Dome Cameras: Directors accepted Management's suggestion to replace two existing cameras with Panasonic "Super Dynamic" cameras. These can record events more effectively in fluctuating and/or inconsistent lighting conditions. A ratifying motion, as to costs, will occur on presentation of the invoice. (*Estimated cost is ≈\$900 per camera plus installation and taxes.*)

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

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 090819R04: 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 2009, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2008 to 31 July 2009, and the Front Desk Security Report for the period 07 July 2009 to 08 August 2009.

Nives Malara/Sylvia Furlong — Carried

07 Unfinished and/or Brought-Forward Business:

(a) Infrared Testing: Directors noted that Cosmos' report showed no evidence of the types of overheating that had reportedly affected other condominiums. To ensure that Management could continue being proactive, Directors granted the following permission.

Resolution 090819R05: Receiving a Contractor's Report as Information

WHEREAS MTCC 1170 has received Cosmos Electrical Company's Infrared Inspection Report (hereinafter, "Report"); THEREFORE,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management to request annual infrared inspection reports, beginning in 2010 and with expanded foci, if Management deems such expansion of foci to be necessary.

Sylvia Furlong/Nives Malara — Carried

- (b) Elevators — Door Operators (from Meeting 090520R): Management continues to await the contractor's completion of other work. Following such completion, work on the door operators may begin.
- (c) HVAC Report and Follow-Up: Management and the President will meet with Trow, and with Johnson Controls, in time for reporting to Meeting 090923R.
- (d) Swimming Pool Water Treatment and General Maintenance: Management awaits quotes.

09 Special Committee Reports: None

10 Other Reports: None

11 New Business: None

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

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Date of the Next Regular Meeting: 6.30pm on Wednesday 23 September 2009.

16 Motion for Adjournment

Resolution 090819R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 090819R at 7.05pm on Wednesday 19 August 2009.

Scott Froebe/Nives Malara — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum



## THE METROPOLE

24 October 2009

### Minutes of MTCC 1170 Meeting Number 090923R — Held on 23 September 2009

Present: Directors — Keith Bricknell, Scott Froebe, Sylvia Furlong, Jason Hum (electronic attendance), and Nives Malara (6.37pm); and, ICC Property Management — Nancy Bijelic

Regrets: None

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

02 Adoption of Agenda and Additions:

Resolution 090923R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 090923R, as presented.

Sylvia Furlong/ Scott Froebe — Carried

03 Temporary Re-allocation of Officers' Duties: Unnecessary for Meeting 090923R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 090923R02: 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) 090819R, as presented.

Jason Hum/Sylvia Furlong — Carried

05 Administrative and Security Reports:

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

(i) Ratification of Prior Consensus-Items: N/A for Meeting 090923R.

(ii) Garage Water-Penetration: Management and the President reported on their teleconference with Trow at 11.00am on 21 September 2009. In their report, Management and the President conveyed the necessity for further testing. Directors agreed that Trow's additional investigation should include visual and sounding surveys, core-testing of the P1 and P2 slabs (including laboratory testing of the cores), half-cell sampling, and GPR sampling. A ratifying motion, as to costs, will occur on presentation of the invoice. (*Directors also asked Management to locate documents emanating from the engineering studies that occurred during MTCC 1170's original technical audit.*)

(iii) YTD Financials: N/A for the YTD ending 31 August 2009.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 090923R03: 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 2009, and the Front Desk Security Report for the period 09 August 2009 to 07 September 2009.

Nives Malara/Sylvia Furlong — Carried

07 Unfinished and/or Brought-Forward Business:

- (a) Front Desk DVRs: The President provided additional information and test-results for a configuration that could be suitable to MTCC 1170's needs.
- (b) Elevators — Door Operators and Compliance (from Meeting 090520R): Directors agreed to hold door operators' installation (a non-contractual item) in abeyance, pending completion of contractual items.

Resolution 090923R04: Receiving a Supplementary Engineering Report as Information

WHEREAS MTCC 1170 has received Solucore's supplementary inspection report, assessing an elevator contractor's compliance with Solucore's re-inspection report dated April 2009; THEREFORE,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management and the President to seek resolution via meetings with Solucore and/or with the elevator contractor; AND FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 realises that attempts at resolution might fail; therefore, the Board of Directors of MTCC 1170 authorises Management and the President to work with Solucore in availing MTCC 1170 of relief available via the "Dispute Resolution" subsections of its contract with the elevator contractor.

Nives Malara/Sylvia Furlong — Carried

- (c) HVAC Report and Follow-Up: Management and the President met with Trow and with Johnson Controls at 11.00am on 11 September 2009. These Minutes' enclosure include a tabular summary of the meeting's results.
- (d) Swimming Pool Maintenance and Water Treatment Quotes: Having compared costs and durability of painting and tiling, and the inconvenience accruing to frequent closures for repainting, Directors agreed that the swimming pool should undergo tiling. Directors also agreed to conversion to a "salt water pool" and asked Management to seek information about unit-capacity for "salt water", and about PVC piping (given the fact that existing piping needs replacement). Ratifying motions, as to costs, will occur on presentation of the invoices.

- 09 Special Committee Reports: None
- 10 Other Reports: None
- 11 New Business: None
- 12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.
- 13 Next Committee Meeting: TBD
- 14 Next Special Meeting: TBD
- 15 Date of the Next Regular Meeting: 6.30pm on Wednesday 21 October 2009. (*Subsequently, rescheduling was necessary, to 6.30pm on Wednesday 28 October 2009.*)
- 16 Motion for Adjournment

Resolution 090923R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 090923R at 7.25pm on Wednesday 23 September 2009.

Jason Hum/Sylvia Furlong — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Accepted at  
Meeting #091028R

Part	Component and/or Issue	Issue/Concern	Comments	Resolution
1.4	Chiller Control Panel	Failure during summer and extended downtime	Age/Modifications complicate component-availability	Johnson to present additional data
2.1	Coolant/Heating Pumps	Save energy by running only one pump in winter	Could cause inadequate circulation of hot water/glycol	Johnson to test and report
2.3	Electric Changeover Valves	Not needed because changeover occurs manually	Remove electric feature to avoid inadvertent damage	Trow agrees with Johnson
3.1	H2O Circulation to Tower	Use only one existing pump; other as back-up	Potential energy-savings; ensure available back-up	Johnson to test and report
	Wet vs Dry Layup	Dry layup → scaling; can shut chiller down	PVC piping would allow dry layup	Trow/Johnson to check cost-benefit
3.2	Cooling Tower Vibration			Agreed that no action needed
4.1	Access Ladder	Safety-compliance	<i>Res ipsa loquitur</i>	Trow to verify/ report requirements
4.2	Cooling Tower Fan-Motor	Retrofit variable speed-drive to save energy	Cost-benefit and payback period	Johnson to report further
5.1	Lower Floor Air-Handler			Work is already complete
7.1	Upper Fresh Air Unit	Recommendation for hydronic retrofit	Governmental grants possibly available	Trow/Johnson to check cost-benefit
8.1	Condenser Fans			Agreed that no action needed
8.2	Spring Isolators			Agreed that no action needed
16	Convactor/Heating Coil Units			Johnson to check wiring
18.1	Sump Pumps	Necessity for inspection/cleaning	Tie it to semi-annual garage power-washing	MTCC 1170 to continue doing
19.1	Dry-o-Tron Hot Water Coil	Unit inaccessible for maintenance	Water softener/chemical treatment	Johnson/MTCC 1170 to do

Adopted at MTCC 1170  
 Meeting #090923R





## THE METROPOLE

29 October 2009

### Minutes of MTCC 1170 Meeting Number 091028R — Held on 28 October 2009

Present: Directors — Keith Bricknell, Scott Froebe, Sylvia Furlong, Jason Hum (6.50pm), and Nives Malara; and, ICC Property Management — Nancy Bijelic

Regrets: None

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

02 Adoption of Agenda and Additions:

Resolution 091028R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 091028R, as presented.

Sylvia Furlong/Nives Malara — Carried

03 Temporary Re-allocation of Officers' Duties: Unnecessary for Meeting 091028R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 091028R02: 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) 090923R, 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: N/A for Meeting 091028R.

(ii) Organic Collection Bins for Garbage-Chute Closets: Directors reviewed brochures and asked Management to acquire one sample (each) of two different pedal-operated bins for testing. Further discussion will follow this testing.

(iii) YTD Financials: Directors briefly discussed Financials for the YTD ending 30 September 2009.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 091028R03: 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 2009, ICC's rendering

of MTCC 1170's unaudited Financial Statements for the periods 01 December 2008 to 31 August 2009 and 01 December 2008 to 30 September 2009, and the Front Desk Security Report for the period 07 September 2009 to 12 October 2009.

Nives Malara/Scott Froebe — Carried

07 Unfinished and/or Brought-Forward Business:

- (a) Front Desk DVRs: Management was unable to provide further information.
- (b) Elevators — Door Operators and Compliance (from Meeting 090520R): Directors agreed to continue holding door operators' installation (a non-contractual item) in abeyance, pending completion of contractual items.

Resolution 091028R04: Receiving a Supplementary Engineering Report as Information

WHEREAS MTCC 1170 has received Solucore's second supplementary inspection report, assessing an elevator contractor's compliance with Solucore's prior re-inspection report dated April 2009; THEREFORE,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 reiterates and confirms the direction, authorisation, and permission that it gave to Management and the President in Resolution 090923R04.

Sylvia Furlong/Nives Malara — Carried

- (c) HVAC Report and Follow-Up: Johnson Controls will report later regarding its visit on Tuesday 27 October 2009.
- (d) Swimming Pool Maintenance and Water Treatment Quotes: Directors agreed to accept Superior's quote for a salt-water treatment unit costing ≈\$4,480, and Jermark's quote for PVC pipe-replacement (plus, as necessary, pipe relining) costing \$9,000. Directors asked Management to verify the type of technology that the pipe relining employs. Ratifying motions, as to costs, will occur on receipt of final invoices.

09 Special Committee Reports: None

10 Other Reports: None

11 New Business:

- (a) Renewal of a Management Contract:

Nives Malara assumed the Chair.

Resolution 091028R05: Renewing ICC Property Management's Contract to 2012

WHEREAS Metropolitan Toronto Condominium Corporation N<sup>o</sup> 1170 (MTCC 1170) has received a request to renew its contract with ICC Property Management (ICC); AND,

WHEREAS ICC has presented terms satisfactory to MTCC 1170; AND,

WHEREAS ICC's services have fulfilled MTCC 1170's expectations; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise renewal of the above-noted contract, subject to terms and conditions described hereunder:

01 except for effective dates and service-prices, the original Management Agreement, dated 01 September 2004 to 31 August 2006, shall remain in full force and effect;

02 effective dates for the renewal-contract shall be 01 September 2009 to 31 August 2012, inclusive of both dates; and,

03 pre-tax monthly fees, for the first, second, and third years, respectively, shall be \$8,840.84, \$9,106.07, and \$9,379.26.

Jason Hum/Keith Bricknell — Carried

Keith Bricknell resumed the Chair.

(b) Authorisation to Use Accumulated Surplus to Reduce Reserve Fund Contributions:

Resolution 091028R06: Authorisation to Use Surplus for the 2009-2010 Budget

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

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises the following actions and/or sets the following conditions, applicable only to the fiscal year beginning 01 December 2009 and ending 30 November 2010, inclusive of both dates (hereinafter, "Fiscal 2009-2010"):

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

02 if Fiscal 2009-2010's utility costs exceed relevant budget line(s), MTCC 1170 shall use the difference between Section 01 (above) and Accumulated Surplus to defray only those increased costs that are attributable to higher utility rates per unit of consumption (*inter alia*, kilowatt-hours of electricity, cubic metres of gas, *etc*); AND,

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise the transfer of \$31,075 from the Accumulated Surplus to the Reserve Fund, effective no earlier than 01 December 2009, to reduce Owners' Reserve Fund Contributions for Fiscal 2009-2010.

Jason Hum/Sylvia Furlong — Carried

(c) Approval of the Next Fiscal Year's Budget:

Nives Malara assumed the Chair.

Resolution 091028R07: Approval of MTCC 1170's 2009-2010 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 2009 to 30 November 2010 (inclusive of both dates):

(a) an Operating Budget of \$1,658,606; and,

(b) a Reserve Fund Contribution of \$217,638; 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 materials to distribution-copies of 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/ Keith Bricknell — Carried

Keith Bricknell resumed the Chair.

(c) Proposed Correspondence to MTCC 1170's Unit Owners and to the Premier:

Resolution 091028R08: Authorisation of Correspondence to Owners and to the Premier

WHEREAS MTCC 1170's Board of Directors believes that all Ontarians have a duty to pay their share of consumption taxes, within the context of a fair and rational tax-regime; AND,

WHEREAS MTCC 1170's Board of Directors believes that the proposed application of the HST to full-time services providers' fees is neither fair nor rational because the proposed application effectively causes the HST to be a quasi-payroll tax; AND,

WHEREAS full-time service-providers' employees' benefits and payroll taxes are already part of the fees that MTCC 1170 pays to such service-providers, meaning that the HST becomes, literally, a tax on a tax; AND,

WHEREAS condominiums are, arguably mini-municipalities, with the invidious and egregious exception that municipalities are eligible for a 78% rebate of RST, whilst condominiums are not; THEREFORE,

BE IT RESOLVED that MTCC 1170's Board of Directors authorises and directs the President to write a letter to the Premier of Ontario, explaining MTCC 1170's concerns and seeking remediation; AND, FURTHER,

BE IT RESOLVED that MTCC 1170's Board of Directors authorises Management and the President to use the above-noted letter as a means of soliciting MTCC 1170's owners' support in communicating the Board's concerns to the Premier.

Nives Malara/Sylvia Furlong — Carried

(d) Confirmation of Prior E-Mailed Permission to Issue Correspondence:

Resolution 091028R09: Confirming E-Mailed Authorisation of Correspondence

WHEREAS MTCC 1170's Directors wish to provide timely responses between Board Meetings to owners' reasonable requests for assistance; AND,

WHEREAS MTCC 1170's Directors e-mailed their authorisation for the President to write two letters [confidential unit-files dated 19 October 2009] in response to a commercial unit-owners' representative's request for assistance; THEREFORE,

BE IT RESOLVED that MTCC 1170's Board of Directors confirms its prior e-mailed authorisation of the above-noted letters.

Jason Hum/Sylvia Furlong — Carried

12 Perusal File of Correspondence Received as Information: Directors reviewed and authorised the Board's response to a residential suite-owner's heartfelt inquiry about the relocation of a street vendor. Directors reaffirmed their belief that the street-vendor's relocation reflected MTCC 1170's obligatory response to a lawful request from a commercial unit-owner. Directors also spoke of the uninformed criticism that condominiums' volunteer boards often faced, simply for fulfilling their obligations.

13 Next Committee Meeting: TBD

14 Next Special Meeting: TBD

15 Date of the Next Regular Meeting: 6.30pm on Wednesday 18 November 2009.

16 Motion for Adjournment

Resolution 091028R10: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 091028R at 7.25pm on Wednesday 28 October 2009.

Jason Hum/Nives Malara — Carried

"Keith Bricknell"

President: Keith Bricknell

"Jason Hum"

Secretary: Jason Hum



## THE METROPOLE

13 December 2009

### Minutes of MTCC 1170 Meeting Number 091125R — Held on 25 November 2009

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

Regrets: Nives Malara

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

02 Adoption of Agenda and Additions:

Resolution 091125R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 091125R, 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 091125R02: 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) 091028R, 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) Organic Waste-Collection: Directors examined and discussed samples of bins that MTCC 1170 will be deploying in each floor's garbage-closet. Directors' consensus was a rectangular bin whose design, construction, and apparent ease of use should facilitate residents' participation in the programme. A ratifying motion, as to final costs, will occur on presentation of the invoice.

(iii) YTD Financials: Directors had an opportunity to discuss the YTD Financials for the YTD ending 31 October 2009.

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 091125R03: 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 2009, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2008 to 31 October 2009, and the Front Desk Security Report for the period 13 October 2009 to 09 November 2009.

Scott Froebe/Sylvia Furlong — Carried

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

(a) Front Desk DVRs (from 091028R): Management continues to await specifications and prices from a service-provider.

(b) Elevators — Door Operators and Compliance (from Meeting 090520R):

Resolution 091125R04: Receiving ThyssenKrupp's Report as Information

WHEREAS MTCC 1170 has received ThyssenKrupp's Elevator Repair Timeline, dated 13 November 2009 (hereinafter, "Timeline"); THEREFORE,

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

BE IT RESOLVED that Management and the President shall continue overseeing compliance with this Timeline as per MTCC 1170's Resolutions 090923R04 and 091028R04.

Scott Froebe/Jason Hum — Carried

(c) HVAC Report and Follow-Up:

Resolution 091125R05: Receiving Johnson Controls' Report as Information

WHEREAS MTCC 1170 has received Johnson Controls' Efficiency Report, dated 24 November 2009 (hereinafter, "Report"); THEREFORE,

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

BE IT RESOLVED that Management and the President shall involve Trow Engineering in evaluating this Report's appropriateness to MTCC 1170's needs, and shall endeavour to provide additional information to the Board before and/or at December 2009's Regular Board Meeting.

Sylvia Furlong/Scott Froebe — Carried

(d) Swimming Pool — Replacing Paint with Tiles: Directors remarked that they had already awarded the saltwater treatment contract to Superior Pool. Given the fortuitous fact that Superior Pool's tiling quote (€\$34,640) was lower than the invitational competition, Directors' consensus was to award the tiling contract to Superior Pool. A ratifying motion, as to final costs, will occur on presentation of the invoice.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

Sylvia Furlong assumed the Chair.

(a) St Lawrence Neighbourhood Association: Renewal of Membership

Resolution 091125R06: Renewal of SLNA Membership

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

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises MTCC 1170's renewal of its membership in the St Lawrence Neighbourhood Association for 2010, 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.

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

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

(d) Renewal of Building and Machinery Insurance:

Resolution 091125R07: Renewal of 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 \$94,565,000 to \$100,239,000; and,

02 an increase in per-incident coverage of boiler and machinery from \$94,565,000 to \$100,239,000; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise payment of \$34,610 (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 \$2,813 (plus taxes) to Paisley Manor Insurance for the boiler and machinery premium.

Sylvia Furlong/Jason Hum — Carried

(e) Commercial Units: Directors asked Management about rumoured changes to MTCC 1170's commercial units.

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 18 December 2009

16 Motion for Adjournment

Resolution 091125R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 091125R at 7.15pm on Wednesday 25 November 2009.

Jason Hum/Sylvia Furlong — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at  
Meeting #091216R



## THE METROPOLE

17 January 2010

### **Minutes of MTCC 1170 Meeting Number 091216R — Held on 16 December 2009**

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

Regrets: Nives Malara

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

02 Adoption of Agenda and Additions:

Resolution 091216R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 091216R, as presented.

Sylvia Furlong/Jason Hum — Carried

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

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 091216R02: 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) 091125R, as presented.

Scott Froebe/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) Front Doors: Directors discussed minor chips that have accumulated on these glass doors (especially the west side). The chips are still minor, and there is no guarantee against recurrence of causation. Therefore, Directors were reluctant to replace the doors immediately. Instead, they asked Management to investigate cosmetic remedies that could also mitigate future damage.

(iii) YTD Financials: Pending

06 Motion to Receive Administrative and Security Reports as Information.

Resolution 091216R03: 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 2009 and the Front Desk Security Report for the period 09 November 2009 to 06 December 2009.

Scott Froebe/Sylvia Furlong — Carried

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

- (a) Front Desk DVRs (from 091028R): Directors discussed a service-provider's preliminary estimates.
- (b) Elevators — Door Operators and Compliance (from Meeting 090520R): Directors discussed the contractor's preliminary statement of completed and pending remedial work that is subject to contract. Directors agreed that Solucore's verification should precede any assignment of proposed non-contractual work.
- (c) HVAC Report and Follow-Up (*inter alia*, from 091125R): Pending receipt of Trow's commentary.

Resolution 091216R04: 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 6.43pm.

Jason Hum/Sylvia Furlong — Carried

Resolution 091216R05: 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 7.00pm.

Jason Hum/Sylvia Furlong — Carried

- (d) Garages' Water-Penetration: Trow's preliminary report arrived too late for timely circulation. Therefore, Directors deferred discussion to a subsequent meeting.
- (e) Commercial Units: Directors asked Management to continue monitoring a commercial unit's activities.

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) Replacement for Halogen MR16: Directors discussed information about compact fluorescent light (CFL) MR16 lighting and asked Management to investigate its feasibility for MTCC 1170's elevators and ground floor lobbies.
- (b) Reserve Fund Study: Directors discussed work completed.

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

- 13 Next Committee Meeting: TBD
- 14 Next Special Meeting: TBD
- 15 Next Regular Meeting: 6.30pm on Wednesday 20 January 2010
- 16 Motion for Adjournment

Resolution 091216R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 091216R at 7.08pm on Wednesday 16 December 2009.

Scott Froebe/Jason Hum — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jason Hum”

Secretary: Jason Hum

Adopted at  
Meeting #100120R