



THE METROPOLE

14 January 2016

Minutes of MTCC 1170 Meeting Number 160114R — Held on 14 January 2016

Present: Board — Keith Bricknell, Scott Froebe (electronic attendance), and Sheila Sproule (electronic attendance); and, ICC Property Management — Nancy Bijelic

Regrets: Jonathan Doyle and James Louttit

- 01 Call to Order: Keith Bricknell called the meeting to order at 6.43pm.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 160114R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 160114R, as presented.
Scott Froebe/Sheila Sproule — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Sheila Sproule graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #160114R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 160114R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 151217R, as presented.
Sheila Sproule/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) Elevator Incidents: Please refer to Section 11(a) of these Minutes.
(ii) Plumbing-Related Issues: Please refer to Section 11(b) of these Minutes.
(iii) Financials for 01 December 2014 to 30 November 2015: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 160114R03: 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 2016, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2014 to 30 November 2015, and the Front Desk Security Report for the period 07 December 2015 to 04 January 2016.
Scott Froebe/Sheila Sproule — Carried

- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:
- (a) General Aesthetic Remediation/Refurbishment (Ongoing Item): Directors and Management continue to await a third design-choice from the consultants.
 - (b) Lighting Retrofit: Directors and Management continue to await additional quotes for this contemplated project.
 - (c) Appendix of Pending Items: If information is available in time for Meeting 160114R.
- 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) Proposed Elevator-Investigation: Directors agreed with Management's suggestion that Solucore (an engineering firm specialising in elevators) should inspect and report on MTCC 1170's elevators — at a cost of approximately \$400.00 per elevator.
 - (b) Completion of Recent Plumbing Upgrades: Management reported that the new recirculating lines and the new DHW boiler are now fully functional. Only one additional shut-down day (unrelated to the aforementioned work) will be necessary — to replace a valve that is preventing the lower floors' booster heater from functioning optimally.
 - (c) Receipt of Committees' Reports:
Resolution 160114R04: Receiving Committees' Reports as Information
WHEREAS MTCC 1170 has received two reports during Meeting 160114R; THEREFORE,
BE IT RESOLVED that the Board of Directors of MTCC 1170 respond as follows to the above-noted items.
 - 01 MTCC 1170 Staff Fund Committee: MTCC 1170 accepts the Staff Fund Committee's written report as information. The Board of Directors thanks residents for their continuing support of the Staff Fund and the Fund's Chairperson for her facilitation thereof.
 - 02 Children's Aid Society Toy Drive: MTCC 1170 accepts the Vice President's oral report as information. The Board of Directors thanks residents for their continuing support of the CAS Toy Drive and the Vice President for his facilitation thereof.
Sheila Sproule/Scott Froebe — 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 Date of the Next Regular Meeting(s):
- (a) Regular Meeting #160218R: Thursday 18 February 2016.
- 16 Motion for Adjournment
Resolution 160114R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 160114R at 6.48pm on Thursday 14 January 2016.

Scott Froebe/Sheila Sproule — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

for Secretary: Jonathan Doyle

Appendix: Pending Items (not discussed during Meeting 160114R)

- (A) AODA Compliance — King Street Doors: Awaiting glaziers' proposals.
- (B) Booster-Pump Audit/RfP: Awaiting engineering consultants' further input.
- (C) Necessity for Undertaking Work on a Commercial Owner's Behalf: Pending receipt of documentation from the Unit's owner.
- (D) Phase-Protection during Electrical Outages: Pending receipt of quotes from insurer-recommended suppliers.
- (E) Standard Unit By-Law: Pending future discussions with Corporate Legal Counsel.

Adopted at Meeting #160114R



THE METROPOLE

18 February 2016

Minutes of MTCC 1170 Meeting Number 160218R — Held on 18 February 2016

Present: Board — Keith Bricknell, Scott Froebe (electronic attendance), James Louttit, and Sheila Sproule (electronic attendance); and, ICC Property Management — Nancy Bijelic

Regrets: Jonathan Doyle

- 01 Call to Order: Keith Bricknell called the meeting to order at 6.45pm.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 160218R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 160218R, as presented.
James Louttit/Scott Froebe — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Sheila Sproule graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #160218R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 160218R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 160114R, as presented.
Sheila Sproule/James Louttit — 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) AODA Compliance: Please refer to Section 11(a) of these Minutes.
(ii) Post-Construction Report: Please refer to Section 11(b) of these Minutes.
(iii) Solucore Report: Please refer to Section 11(c) of these Minutes.
(iv) DH Boiler Repairs: Please refer to Section 11(d) of these Minutes.
(v) Financials for 01 December 2015 to 31 January 2016: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 160218R03: 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 2016, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2015 to 31 January 2016, and the Front Desk Security Report for the period 05 January 2016 to 04 February 2016.
Scott Froebe/Sheila Sproule — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

- (a) General Aesthetic Remediation/Refurbishment (Ongoing Item): Directors and Management viewed the design consultants' third option for the corridors. Materials available for viewing included colour drawings a wallpaper sample, and some colour swatches, but not a sample of proposed carpeting. Relying only on the available materials, parties in physical attendance at the Meeting noted that the third proposed colour scheme seemed to vary only slightly from previously proposed colour schemes. However, parties reserved judgement, pending receipt of a carpet sample.
- (b) Lighting Retrofit: Directors and Management continue to await additional quotes for this contemplated project.
- (c) Appendix of Pending Items: If information is available in time for Meeting 160218R.

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) AODA Compliance:

Resolution 160218R04: Authorising East King Street Doors' Automation

WHEREAS MTCC 1170's Board of Directors wishes to ensure that that The Metropole's King Street doors comply with the AODA's requirements for buildings' main entrance doors; AND,

WHEREAS Hi-Lon Glass has provided a quote of \$6,465.86 (inclusive of taxes) to automate the inner and outer easternmost King Street doors (those being the doors with a clear sightline from the Front Desk); THEREFORE,

BE IT RESOLVED that MTCC 1170's Board of Directors authorises the aforementioned automation as an Operating Fund expenditure.
James Louttit/Scott Froebe — Carried

- (b) Post-Construction Report:

Resolution 160218R05: Receiving a Third Party's Report as Information

WHEREAS the developers of the 88 Scott Street site have commissioned and received a third party's post-condition survey of MTCC 1170 ("the survey") and have provided a copy of the survey to MTCC 1170; THEREFORE,

BE IT RESOLVED that MTCC 1170 receives the survey as information; that is, without prejudice to MTCC 1170; AND, FURTHER,

BE IT RESOLVED that MTCC 1170's Board of Directors ratifies Management's decision to forward the survey to Building Sciences for professional review and recommendations.

Scott Froebe/Sheila Sproule — Carried

- (c) Elevators' Condition Report:

Resolution 160218R06: Receiving an Engineering Report on the Elevators

WHEREAS Management has provided MTCC 1170's Board of Directors with copies of Solucore's "Vertical Transportation Inspection Report #1610001-M017" ("the Inspection Report"); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the aforementioned Inspection Report as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Management to use the Inspection Report as a basis for future maintenance-planning, including, *inter alia*, any and all negotiations and/or interactions with elevator maintenance contractors.

Sheila Sproule/James Louttit — Carried

(d) DH Boiler Repairs:

Keith Bricknell surrendered the Chair to James Louttit

Resolution 160218R07: Authorising Domestic Heating (DH) Boiler Repairs

WHEREAS Ambient Mechanical Ltd has provided Quote #QUO-02187-Q7M7 (“the Quote”) for DH boiler repairs costing \$5,041.94 (plus HST); AND,

WHEREAS MTCC 1170’s Board of Directors agrees with Management’s opinion regarding the necessity for the aforementioned repairs; THEREFORE,

BE IT RESOLVED that MTCC 1170’s Board of Directors authorises the aforementioned repairs as a Reserve Fund expenditure.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

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(s):

(a) Regular Meeting #160317R: Thursday 17 March 2016.

16 Motion for Adjournment

Resolution 160218R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 160218R at 7.00pm on Thursday 18 February 2016.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Jonathan Doyle”

President: Keith Bricknell

Secretary: Jonathan Doyle

Appendix: Pending Items (not discussed during Meeting 160218R)

- (A) Booster-Pump Audit/RfP: Awaiting engineering consultants’ further input.
- (B) Necessity for Undertaking Work on a Commercial Owner’s Behalf: Pending receipt of documentation from the Unit’s owner.
- (C) Phase-Protection during Electrical Outages: Pending receipt of quotes from insurer-recommended suppliers.
- (D) Standard Unit By-Law: Pending future discussions with Corporate Legal Counsel.



THE METROPOLE

17 March 2016

Minutes of MTCC 1170 Meeting Number 160317R — Held on 17 March 2016

Present: Board — Keith Bricknell, Jonathan Doyle, Scott Froebe (electronic attendance), James Louttit, and Sheila Sproule (electronic attendance); and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.55pm.

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

Resolution 160317R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 160317R, as presented.
Jonathan Doyle/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #160317R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 160317R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 160218R, as presented.
James Louttit/Jonathan Doyle — 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) Auditor's Report: Please refer to Section 11(a) of these Minutes.

(ii) AGM 2016: Please refer to Section 11(b) of these Minutes.

(iii) Phase-Protection: Please refer to Section 11(c) of these Minutes.

(iv) Booster Pump Audit: Please refer to Section 11(d) of these Minutes.

(v) Financials for 01 December 2015 to 29 February 2016: Directors commented briefly on the aforementioned Financials, and on other Management Reports.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 160317R03: 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 2016, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December

2015 to 29 February 2016, and the Front Desk Security Report for the period 05 February 2016 to 04 March 2016.

Sheila Sproule/James Louttit — Carried

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

(a) General Aesthetic Remediation/Refurbishment (Ongoing Item): Management reported having received quotes and other materials from two other contractors. Management will be e-mailing the aforementioned to Directors for subsequent discussion.

(b) Lighting Retrofit: Management will be compiling quotes to facilitate item-by-item comparisons and discussion.

(c) Appendix of Pending Items: If information is available in time for Meeting 160317R.

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) Receiving the Auditor's Report:

Resolution 160317R04: Receiving 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 2014 and ending 30 November 2015; 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.

Sheila Sproule/Jonathan Doyle — Carried

(b) AGM 2016:

Resolution 160317R05: Authorising AGM 2016 and the AGM Package

WHEREAS MTCC 1170's Board of Directors has received and adopted the Corporation's audited financial statements for 01 December 2014 to 30 November 2015 (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 2016") shall commence at 7:30pm on Monday 30 May 2016 (with registration beginning one-half hour earlier);

(b) AGM 2016'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 2015; and,

(ii) a President’s Report, in the same general format that MTCC 1170 used for AGM 2015.

(c) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2016.

Jonathan Doyle/Sheila Sproule — Carried

(c) Phase-Protection: Directors agreed that a contractor’s proposal and associated costs vastly exceeded the scope of the identified issue; namely, automating a building-wide electrical shutdown in the event of a Toronto Hydro phase-outage/failure. Management agreed to continue seeking a proposal that would address only the identified issue.

(d) DCW Booster Pump Audit: Directors agreed that Management should comply with the engineering consultant’s recommendations on Page Two of the “Booster Pump Status Report – Part 1”?

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(s):

(a) Regular Meeting #160425R: Monday 25 April 2016.

16 Motion for Adjournment

Resolution 160317R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 160317R at 7.10pm on Thursday 17 March 2016.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Jonathan Doyle”

President: Keith Bricknell

Secretary: Jonathan Doyle

Appendix: Pending Items (not discussed during Meeting 160317R)

- (A) Necessity for Undertaking Work on a Commercial Owner’s Behalf: Pending receipt of documentation from the Unit’s owner.
(B) Standard Unit By-Law: Pending future discussions with Corporate Legal Counsel.



THE METROPOLE

27 April 2016

Minutes of MTCC 1170 Meeting Number 160425R — Held on 25 April 2016

- Present: Board — Keith Bricknell, Jonathan Doyle, Scott Froebe (electronic attendance), James Louttit, and Sheila Sproule; and, ICC Property Management — Nancy Bijelic
- Regrets: None
- 01 Call to Order: Keith Bricknell called the meeting to order at 1806h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 160425R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 160425R, as presented.
Jonathan Doyle/Sheila Sproule — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #160425R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 160425R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 160317R, as presented.
Sheila Sproule/Jonathan Doyle — 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) Seasonal Horticulture: Please refer to Section 11(a) of these Minutes.
(ii) Draft Standard Unit By-Law Schedules: Please refer to Section 11(b) of these Minutes.
(iii) Financials for 01 December 2015 to 31 March 2016: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 160425R03: 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 2016, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2015 to 31 March 2016, and the Front Desk Security Report for the period 05 March 2016 to 04 April 2016.
Jonathan Doyle/James Louttit — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

- (a) General Aesthetic Remediation/Refurbishment:

Keith Bricknell surrendered the Chair to Sheila Sproule.

Resolution 160425R04: Restarting the Corridors' Refurbishment Project

Be It Resolved that MTCC 1170 shall engage Wiklém Design Inc as its refurbishment consultants for \$19,000.00 plus costs associated with any change orders that the Board might, at its sole discretion, authorise during the course of the contract.

Keith Bricknell/James Louttit — Carried

Keith Bricknell resumed the Chair.

- (b) Lighting Retrofit: Management is continuing the process of receiving quotes and creating an alignment-table for meaningful comparisons among quotes.
- (c) Phase Protection: Management has asked for quotes on a more focussed remedy that would address only the specific issues that the President and the General Manager have identified.
- (d) DCW Booster Pump: Management has directed Building Sciences to solicit quotes.
- (e) AODA Compliance — King Street Eastern Doors: The contractor has ordered parts and is working with Management to schedule an installation date that is also dependent on installation of higher-voltage wiring.
- (f) Appendix of Pending Items: If information is available in time for Meeting 160425R.

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) Seasonal Horticulture:

Resolution 160425R05: Contract for Annual Vegetation and Enhancements

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

BE IT RESOLVED that MTCC 1170 shall employ Fedak Landscaping to provide the following services:

- (a) \$3,850.00 (plus applicable taxes) for summer maintenance from 15 April 2016 until 14 November 2016 (inclusive of both dates);
- (b) \$3,300.00 (plus applicable taxes) for watering from 01 May 2016 until 31 October 2016 (inclusive of both dates);
- (c) \$2,230.00 (plus applicable taxes) for supplying and planting annual plants on the roof's terrace, the 5th floor's terrace, and the Victoria Street townhouses' planters;
- (d) \$370 (plus applicable taxes) for supplying and applying triple-mix soil amendment, as described in the contract; and,

(e) \$600 (plus applicable taxes) for supplying and applying mulch soil amendment (4yds³), as described in the contract.

Jonathan Doyle/Scott Froebe — Carried

(b) Draft Standard Unit By-Law Schedules: Directors received drafts of the two descriptive schedules that Management and Legal Counsel created for Directors' consideration. Further discussion will be feasible only on receipt of the complete draft motion. Presentation to Owners will occur either at a specific Owners' Meeting or at AGM 2017.

(c) Periodic Measurement of Corridors' Air-Pressurisation: Having considered the President's recommendations about periodic "in-house" measurement of corridors' air-pressurisation, Directors authorised Management to purchase appropriate metering equipment.

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(s):

(a) Regular Meeting #160517R: Tuesday 17 May 2016.

16 Motion for Adjournment

Resolution 160425R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 160425R at 1826h on Monday 25 April 2016.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

for Secretary: Jonathan Doyle

Appendix: Pending Items (not discussed during Meeting 160425R)

(A) Necessity for Undertaking Work on a Commercial Owner's Behalf: Pending receipt of documentation from the Unit's owner.



THE METROPOLE

17 May 2016

Minutes of MTCC 1170 Meeting Number 160517R — Held on 17 May 2016

Present: Board — Keith Bricknell, Scott Froebe (electronic attendance), James Louttit, and Sheila Sproule (electronic attendance); and, ICC Property Management — Nancy Bijelic

Regrets: Jonathan Doyle

- 01 Call to Order: Keith Bricknell called the meeting to order at 1811h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 160517R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 160517R, as presented.
Scott Froebe/James Louttit — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Sheila Sproule graciously agreed to be Corporate Secretary for the duration of Meeting #160517R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 160517R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 160425R, as presented.
Sheila Sproule/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) Requests for Equipment Replacements &/or Additions: Please refer to Section 11(a) of these Minutes.
(ii) Financials for 01 December 2015 to 30 April 2016: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 160517R03: 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 2016, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2015 to 30 April 2016, and the Front Desk Security Report for the period 05 April 2016 to 04 May 2016.
Sheila Sproule/James Louttit — Carried

- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:
- (a) General Aesthetic Remediation/Refurbishment (Ongoing Item): Management advised Directors that Wiklém Design Inc anticipates being able to provide initial samples by late June 2016.
 - (b) Lighting Retrofit: Management advised that Directors would be receiving tabular compilations of bids within the fortnight. Further discussions will occur via e-mail exchanges and during June 2016's Regular Meeting.
 - (c) Phase Protection: Management continues to await quotes on a more focussed remedy that would address only MTCC 1170's specific request.
 - (d) DCW Booster Pump: Management awaits quotes from Building Sciences' recommended suppliers.
 - (e) Standard Unit By-Law: Directors queried aspects of the previously distributed schedules and agreed to continue their review thereof.
 - (f) AODA Compliance: Management continues to await a quote for the re-wiring that is a prerequisite for installation of the door-automation components.
 - (g) Appendix of Pending Items: If information is available in time for Meeting 160517R.
- 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) Requests for Equipment Replacements &/or Additions: After carefully considering costs and logistics, Directors refused requests for the following upgrades &/or additions.
 - (i) Replacement — Weight Machine: With its refurbished seats and ongoing preventive maintenance, the existing compact-sized weight machine continues to be serviceable and space-efficient. Hence, an expenditure of \$6,400.00 for a new (and significantly larger) machine was not justifiable — especially given the other capital expenses MTCC 1170 currently faces. Additionally, Directors noted the following logistical issues.
 - The proposed machine's net "footprint" was 72.25 square feet (not including space necessary for the body-movements that would occur during its use). This footprint (plus additional space-requirements during the machine's use) would have necessitated relocation of "cardio" equipment and the free-weight bench into the area currently available for various callisthenic activities — thus rendering such activities (some of which are part of prescribed physiotherapy programmes) difficult or even impossible.
 - The proposed machine's large footprint would have necessitated its placement barely more than one foot from the room's easternmost "slider" windows. Two issues would have resulted from this proximity: inconvenience

in operating the “slider” windows, and possible violation of fire-safety regulations prohibiting obstruction of any windows that firefighters might require for external access to spaces within a building.

- (ii) Addition — Medical-Grade (*ie*, “doctor’s office”) Scale: Purchase price and lack of space partly motivated Directors’ refusal of this request. Other considerations follow.
 - o Potentially, provision of a medical-grade scale creates expectations of precision and/or accuracy. Could it then be MTCC 1170’s obligation to pay for periodic recalibration of the scale — and what would that ongoing cost be?
 - o Ownership of a reasonably accurate bathroom scale is surely each household’s responsibility, rather than something that any condominium corporation should be fulfilling.

(b) Letter of Thanks — CAS:

Resolution 160517R04: Receiving Expressions of Gratitude as Information

WHEREAS MTCC 1170 has historically supported the Children’s Aid Society of Toronto by sponsoring a Toy Drive in MTCC 1170’s Main Lobby during December of each year; THEREFORE,

BE IT RESOLVED that MTCC 1170 graciously accepts the Children’s Aid Society’s most recent expression of gratitude as information and authorises its attachment to the Minutes of this Board Meeting.

Scott Froebe/Sheila Sproule — 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 Date of the Next Regular Meeting(s):

(a) Regular Meeting #160623R: Thursday 23 June 2016.

16 Motion for Adjournment

Resolution 160517R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 160517R at 1822h on Tuesday 17 May 2016.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Jonathan Doyle”

President: Keith Bricknell

Secretary: Jonathan Doyle

Appendix: Pending Items (not discussed during Meeting 160517R)

(A) Necessity for Undertaking Work on a Commercial Owner’s Behalf: Pending receipt of documentation from the Unit’s owner.



THE METROPOLE

23 June 2016

Minutes of MTCC 1170 Meeting Number 160623R — Held on 23 June 2016

Present: Board — Keith Bricknell, Jonathan Doyle, Scott Froebe (electronic attendance), James Louttit, and Sheila Sproule (electronic attendance); and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 1811h.

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

Resolution 160623R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 160623R, as presented.

Sheila Sproule/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #160623R.

(b) Assignment of Corporate Officers' Duties to AGM 2017:

Director	Corporate Office
Bricknell, Keith	President
Doyle, Jonathan	Treasurer
Froebe, Scott	General Manager
Louttit, James	Vice-President
Sproule, Sheila	Corporate Secretary

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 160623R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 160517R, as presented.

Jonathan Doyle/James Louttit — 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) Additional Barbecue: Please refer to Section 11(a) of this Agenda.

(ii) Lighting Retrofit: Please refer to Section 07(b) of this Agenda.

(iii) AODA Compliance: Please refer to Section 07(f) of this Agenda.

(iv) Telecommunications Provider: Please refer to Section 11(b) of this Agenda.

(v) Financials for 01 December 2015 to 31 May 2016: Directors commented briefly on the aforementioned Financials, and on other Management Reports.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 160623R03: 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 2016, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2015 to 31 May 2016, and the Front Desk Security Report for the period 05 May 2016 to 06 June 2016.

Scott Froebe/Jonathan Doyle — Carried

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

(a) General Aesthetic Remediation/Refurbishment (Ongoing Item): Management hopes that samples will be available by late June 2016. An Owners' Meeting will occur after the Board and the Refurbishment Committee have had a reasonable opportunity to review those samples.

(b) Lighting Retrofit: Management is re-issuing revised specifications to qualified bidders. These new specifications will allow accurate, easy comparability among competing bids for the retrofit.

(c) Phase Protection: Management continues to await quotes on a more focussed remedy that would address only MTCC 1170's specific request.

(d) DCW Booster Pump: Building Sciences has nearly completed the requisite CCDC 2 documents for issuance to six qualified providers. Responses thereto should be available by late July 2016.

(e) Standard Unit By-Law (Ongoing): Directors and Management are continuing work on the itemised tables that are a prerequisite to the proposed by-law.

(f) AODA Compliance:

Resolution 160623R04: Facilitating Resolution #160218R

WHEREAS MTCC 1170's Board of Directors wishes to ensure that that The Metropole's King Street doors comply with the AODA's requirements for buildings' main entrance doors; AND,

WHEREAS additional electrical wiring is necessary for the operation of the automated doors referenced in Resolution #160218R; AND,

WHEREAS Ainsworth Inc has provided a quote of \$2,200.00 (+HST) to provide the aforementioned electrical wiring; THEREFORE,

BE IT RESOLVED that MTCC 1170's Board of Directors authorises the aforementioned electrical wiring as an Operating Fund expenditure.

James Louttit/Scott Froebe — Carried

(g) Appendix of Pending Items: If information is available in time for Meeting 160623R.

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) Additional Barbecue — Request Arising from AGM 2016:

Resolution 160623R05: Providing a Second Barbecue

WHEREAS MTCC 1170's bookings of MTCC 1170's existing barbecue exceed its capacity; THEREFORE,

BE IT RESOLVED that MTCC 1170's Board of Directors authorises purchase of a second barbecue from Global Industrial for \$ 3,875.89 (plus installation-cost & HST); AND, FURTHER,

BE IT RESOLVED that the aforementioned purchase and installation shall be an Operating Fund expenditure.

Jonathan Doyle/Sheila Sproule — Carried

(b) Telecommunications Possibility:

Resolution 160623R06: Facilitating Telecommunications Choices

WHEREAS Beanfield Metroconnect has offered free Internet and telephone service for the Management Office, in return for being allowed to install its fibre-optic infrastructure in MTCC 1170 at no cost to the MTCC 1170; AND,

WHEREAS the aforementioned installation would not interfere with existing telecommunications infrastructure; THEREFORE,

BE IT RESOLVED that MTCC 1170's Board of Directors authorises Management to begin discussions with Beanfield Metroconnect, and with Corporate Legal Counsel, regarding, *inter alia*, the proposed installation's logistics and mutual obligations.

James Louttit/Sheila Sproule — 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 Date of the Next Regular Meeting(s):

(a) Regular Meeting #160721R: Thursday 21 July 2016.

16 Motion for Adjournment

Resolution 160623R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 160623R at 1830h on Thursday 23 June 2016.

James Louttit/Scott Froebe — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 160623R)

(A) Necessity for Undertaking Work on a Commercial Owner's Behalf: Pending receipt of documentation from the Unit's owner.



THE METROPOLE

21 July 2016

Minutes of MTCC 1170 Meeting Number 160721R — Held on 21 July 2016

Present: Board — Keith Bricknell, Scott Froebe (electronic attendance), and Sheila Sproule; and, ICC Property Management — Nancy Bijelic

Regrets: Jonathan Doyle and James Louttit

- 01 Call to Order: Keith Bricknell called the meeting to order at 1824h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 160721R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 160721R, as presented.
Scott Froebe/Sheila Sproule — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #160721R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 160721R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 160623R, as presented.
Sheila Sproule/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) Lighting Retrofit: Please refer to Section 07(b) of these Minutes.
(ii) Financials for 01 December 2015 to 30 June 2016: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 160721R03: 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 2016, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2015 to 30 June 2016, and the Front Desk Security Report for the period 06 June 2016 to 04 July 2016.
Scott Froebe/Sheila Sproule — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

- (a) General Aesthetic Remediation/Refurbishment (Ongoing Item): Directors continued their discussion of Wiklém’s presentation on 12 July 2016 and directed Management to request some additional variation of Wiklém’s over-all design concept — to facilitate discussions with the Refurbishment Committee and, most importantly, with Owners.

Resolution 160721R04: Receiving a Designer’s Proposal as Information

WHEREAS MTCC 1170’s Board of Directors and Management attended Wiklém Design Inc’s initial oral presentation on 12 July 2016, and received supporting information and materials reflective of the oral presentation; THEREFORE,

BE IT RESOLVED that MTCC 1170 accepts the aforementioned information and materials as information, and agrees to continue the refurbishment process, with opportunities for participation by the Refurbishment Committee and by all Owners.

Scott Froebe/Sheila Sproule — Carried

- (b) Lighting Retrofit: Management will be circulating PDFs of bids already received, and will continue soliciting additional bids.
- (c) Phase Protection: Management continues to await quotes on a more focussed remedy that would address only MTCC 1170’s specific request.
- (d) DCW Booster Pump: When Building Sciences’ recommended suppliers have submitted their bids, and when Building Sciences has evaluated those bids, Directors will be able decide on awarding a contract.
- (e) Standard Unit By-Law (Ongoing): Directors are continuing to peruse the previously distributed schedules. When that process is complete, Corporate Legal Counsel will be able to draft a By-Law.
- (f) AODA Compliance: The electrical contractor and the glazier met “on-site” on 19 July 2016 to determine logistics. Work can now proceed according to both contractors’ schedules.
- (g) Possible Additional Telecommunications Provider: Corporate Legal Counsel has advised that a By-Law would be necessary for admitting another telco to the building (*cf.* MTCC 1170 By-Law Number 7 — available at www.mtcc1170.com). First, though, Beanfield Metroconnect will pay a site-visit to confirm that installation of its services is physically possible.
- (h) Appendix of Pending Items: If information is available in time for Meeting 160721R.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business: None

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

13 Next Committee Meeting: TBD.

14 Next Special Meeting: TBD.

15 Date of the Next Regular Meeting(s):

(a) Regular Meeting #160818R: Thursday 18 August 2016.

16 Motion for Adjournment

Resolution 160721R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 160721R at 1832h on Thursday 21 July 2016.

Scott Froebe /Sheila Sproule — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 160721R)

(A) Necessity for Undertaking Work on a Commercial Owner’s Behalf: Pending receipt of documentation from the Unit’s owner.

Adopted at Meeting #160818R



THE METROPOLE

18 August 2016

Minutes of MTCC 1170 Meeting Number 160818R — Held on 18 August 2016

- Present: Board — Keith Bricknell, Scott Froebe (electronic attendance), James Louttit, and Sheila Sproule; and, ICC Property Management — Nancy Bijelic
- Regrets: Jonathan Doyle
- 01 Call to Order: Keith Bricknell called the meeting to order at 1821h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 160818R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 160818R, as presented.
Sheila Sproule/Scott Froebe — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #160818R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 160818R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 160721R, as presented.
James Louttit/Sheila Sproule — 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) Low-Zone Make-Up Air Repairs: Please refer to Section 11(a) of these Minutes.
(ii) Financials for 01 December 2015 to 31 July 2016: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 160818R03: 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 2016, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2015 to 31 July 2016, and the Front Desk Security Report for the period 05 July 2016 to 03 August 2016.
Scott Froebe/Sheila Sproule — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

- (a) General Aesthetic Remediation/Refurbishment (Ongoing Item): Directors and Management agreed that the Refurbishment Committee's and Owner' participation in the process might be able to resume as early as late September 2016.
- (b) LED Lighting Retrofit: Directors and Management agreed that best practices indicated the advisability of using the "external driver" system of retrofitting LED lighting. Since some of the qualified bidders had quoted only on the "internal driver" system, Management will solicit "external driver" quotes from all bidders. Additionally, expanded eligibility-criteria for governmental incentives might soon be coming into effect. Hence, further delaying the retrofit could be to MTCC 1170's advantage.
- (c) Phase Protection: The General Manager and the President agreed that the proposed AC-Pro-II Trip Unit was a potentially appropriate solution for providing phase-protection. However, both also agreed that additional information was necessary regarding costs incidental to the trip unit's actual installation. Management agreed to seek the requested information.
- (d) DCW Booster Pump: Management continues to await Building Sciences' finalisation of the bid-process. Nonetheless, the anticipated installation-date continues to be late October 2016.
- (e) Standard Unit By-Law (Ongoing): Management and Directors are continuing their work on the Schedules for the contemplated By-Law.
- (f) AODA Compliance — King St East Doors: Management anticipates completion of this project by late September 2016.
- (g) Additional Telecommunications Provider: After completing a thorough site-visit, the service-provider referenced in Resolution #160623R06 determined that insufficient space was available for installation of its equipment and/or cabling. Hence, they have abandoned their attempt to provide service. Nonetheless, so-called "wholesale-network-access-based service providers" continue to be available to MTCC 1170's residents.

Resolution 160818R04: Rescinding Resolution #160623R06

WHEREAS the telecommunications company referenced in Resolution #160623R06 has completed a site-visit and has determined that insufficient space is available for installation of its infrastructure in MTCC 1170; THEREFORE, BE IT RESOLVED that MTCC 1170 rescinds Resolution #160623R06 for lack of feasibility.
James Louttit/Scott Froebe — Carried

(h) Appendix of Pending Items: If information is available in time for Meeting 160818R.

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) Low-Zone Make-Up Air Repairs:

Resolution 160818R05: Authorising Low-Zone Make-Up Air Repairs

WHEREAS MTCC 1170's Low-Zone Make-Up Air System requires repairs; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Ambient Mechanical to undertake the aforementioned repairs for \$5,632.30 plus taxes, with payment thereof from the Reserve Fund.

Scott Froebe/James Louttit — Carried

(b) Amending MTCC 1170's Rule 12.14(f): Before agreeing on the necessity to amend Rule 12.14(f), and before agreeing on the amended Rule's wording, MTCC 1170's Board of Directors and Management carefully considered information that was available at, *inter alia*, the following URLs on and/or immediately before 18 August 2016:

<http://www.canlii.org/en/on/onhrt/doc/2011/2011hrto738/2011hrto738.html>

<http://www.ohrc.on.ca/en/policy-and-guidelines-discrimination-because-family-status/xi-services>

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=6660d3be24e54510VgnVCM10000071d60f89RCRD&vgnnextchannel=d7fa-dada600f0410VgnVCM10000071d60f89RCRD>

Keith Bricknell surrendered the Chair to James Louttit.

Resolution 160818R06: Amending MTCC 1170's Rule 12.14(f)

WHEREAS Human Rights Tribunal of Ontario ("HRTO") Case Number 2011-HRTO-738 has determined that, "... [children in diapers] can be accommodated [in swimming pools] without undue hardship on the [pools' operators] ..." and has ordered the respondents in the aforementioned Case to revise its existing rules to provide such accommodation; AND,

WHEREAS the City of Toronto's and the Toronto YMCA's swimming pools are already providing the aforementioned accommodation; THEREFORE,

BE IT RESOLVED that MTCC 1170 repeals Rule 12.14(f) and replaces it with the rule hereinafter set out.

"12.14

"(f) Children in diapers and/or those who are not toilet trained may use the pool subject to the following conditions:

- (i) "To ensure the use of appropriate "swim diapers", the Board of Directors, at its sole discretion, shall prescribe the types and/or brands of "swim diapers" that the aforementioned children shall wear whilst using the pool.
- (ii) "To ensure good-faith compliance, the Board of Directors, at its sole discretion, may require the aforementioned children's parents and/or guardians to remit a cash security/damage deposit in an amount set by the Board from time to time.
- (iii) "To facilitate safe swimming conditions for young children, subject to Section XI(3) of the HRTO's "Policy and Guidelines", the Board of Directors, at its sole discretion, may establish "...designated times for 'lane swimming' and 'free swimming' ..."

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

- 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(s):
 - (a) Regular Meeting #160921R: Wednesday 21 September 2016.
- 16 Motion for Adjournment
Resolution 160818R07: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 160818R at 1840h on Thursday 18 August 2016.
Scott Froebe /Sheila Sproule — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 160818R)

- (A) Necessity for Undertaking Work on a Commercial Owner’s Behalf: Pending receipt of documentation from the Unit’s owner.



THE METROPOLE

21 September 2016

Minutes of MTCC 1170 Meeting Number 160921R — Held on 21 September 2016

Present: Board — Keith Bricknell, Scott Froebe (electronic attendance), and Sheila Sproule; and, ICC Property Management — Nancy Bijelic

Regrets: Jonathan Doyle & James Louttit

- 01 Call to Order: Keith Bricknell called the meeting to order at 1815h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 160921R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 160921R, as presented.
Scott Froebe/Sheila Sproule — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #160921R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 160921R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 160818R, as presented.
Sheila Sproule/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) ICC Property Maintenance Inc: Please refer to Section 11(a) of these Minutes.
(ii) Financials for 01 December 2015 to 31 August 2016: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 160921R03: 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 2016, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2015 to 31 August 2016, and the Front Desk Security Report for the period 04 August 2016 to 05 September 2016.
Sheila Sproule/Scott Froebe — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

- (a) General Aesthetic Remediation/Refurbishment (Ongoing Item): Management and the Vice President (who is Chair of the Refurbishment Committee) will shortly be setting a date for the aforementioned Committee's final meeting. The consultative process with Owners will occur thereafter.
- (b) Lighting Retrofit: Given the late arrival of new information from respondents to the RfP, Directors agreed to defer a decision until at least October 2016's Regular Meeting.
- (c) Phase Protection: The General Manager and the President requested additional time (in part, to assess the impact of future development on Toronto Hydro's infrastructure) before offering their final recommendation to their colleagues on the Board.
- (d) DCW Booster Pump: The closing date for contractors' submission of sealed responses to the RfP is 30 September 2016.
- (e) Standard Unit By-Law: Directors' study of the proposed Tables is ongoing.
- (f) AODA Compliance — King St East Doors: Management continues to work with contractors to schedule electricians and glaziers for completion of the project.
- (g) Appendix of Pending Items: If information is available in time for Meeting 160921R.

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) ICC Property Management Inc

Resolution 160921R04: Authorising ICC Property Maintenance Inc

WHEREAS some of MTCC 1170's Owners have suggested/requested general maintenance services that Owners could employ optionally, and at their sole cost and liability; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises ICC Property Maintenance Inc to provide the aforementioned general maintenance services to MTCC 1170's Owners (via bookings through the Management Office), but subject always to the aforementioned conditions; AND, FURTHER,

BE IT RESOLVED that MTCC 1170's Management Office may, with the Board of Directors' prior permission (for each instance), employ ICC Property Maintenance Inc to provide general maintenance services that are, *inter alia*, outside the scope of MTCC 1170's existing maintenance contracts.

Scott Froebe/Sheila Sproule — 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 Date of the Next Regular Meeting(s):

- (a) Regular Meeting #161020R: Thursday 20 October 2016.

16 Motion for Adjournment

Resolution 160921R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 160921R at 1820h on Wednesday 21 September 2016.

Scott Froebe /Sheila Sproule — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 160921R)

(A) **Necessity for Undertaking Work on a Commercial Owner’s Behalf: Pending receipt of documentation from the Unit’s owner.**

Adopted at Meeting #161020R



THE METROPOLE

20 October 2016

Minutes of MTCC 1170 Meeting Number 161020R — Held on 20 October 2016

Present: Board — Keith Bricknell, Jonathan Doyle, Scott Froebe (electronic attendance), James Louttit, and Sheila Sproule; and, ICC Property Management — Nancy Bijelic

Regrets: None

- 01 Call to Order: Keith Bricknell called the meeting to order at 1811h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 161020R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 161020R, as presented.
Jonathan Doyle/Sheila Sproule — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #161020R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 161020R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 160921R, as presented.
Sheila Sproule/Jonathan Doyle — 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) Fire System Remediation: Please refer to Section 11(a) of these Minutes.
(ii) Financials for 01 December 2015 to 30 September 2016: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 161020R03: 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 2016, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2015 to 30 September 2016, and the Front Desk Security Report for the period 06 September 2016 to 04 October 2016.
Scott Froebe/James Louttit — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

(a) General Aesthetic Remediation/Refurbishment (Ongoing Item): The Vice President, as Chair of the Refurbishment Committee, has invited the Committee to convene for its final meeting on 01 November 2016.

(b) Lighting Retrofit:

Keith Bricknell surrendered the Chair to James Louttit.

Resolution 161020R04: Authorising Retrofitted Lighting

WHEREAS MTCC 1170 wishes to reduce its ongoing costs for electricity and lamp-replacements by retrofitting LED lighting whose overall post-incentive(s) costs are compatible with a brief pay-back period; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Metrosphere Light Corporation to replace existing illumination in the common elements with LED lighting; AND, FURTHER,

BE IT RESOLVED that payment of the \$218,294.00 (+HST) installation costs (after subtracting governmental incentives) shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

(c) Phase Protection:

Resolution 161020R05: Authorising Installation of Phase Protection

WHEREAS MTCC 1170 wishes to protect the household appliances of Owners whose Units receive electricity from two or more phase-sources, and, also, to protect the Corporation's own three-phase equipment; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Ainsworth Incorporated to install phase protection, with payment of \$12,575 (+HST) to be from the Reserve Fund, subject to Section 97(2)(b) of the *Condominium Act*; AND, FURTHER,

BE IT RESOLVED that MTCC's Board of Directors authorises Management to engage Toronto Hydro and MTCC 1170's HVAC and elevator contractors for attendance and services necessary to support installation of phase protection, with payment for the aforementioned ancillary services to be from the Operating Fund.

Scott Froebe/Keith Bricknell — Carried

Keith Bricknell resumed the Chair.

(d) DCW Booster Pump: Management and the President reported that they opened the four sealed responses to the RfP on Monday 17 October 2016 and forwarded the responses to Building Sciences for analysis and recommendations.

(e) Standard Unit By-Law: The Corporate Secretary has met with Management and, together, they have revisited physical aspects of the building encompassed in the draft schedules. They plan additional meetings and further reporting to the Board before forwarding the draft schedules to Corporate Legal Counsel.

(f) AODA Compliance — King St East Doors: On 18 October 2016, the contractor visited the site to finalise details about the components necessary for door-automation.

(g) Appendix of Pending Items: If information is available in time for Meeting 161020R.

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) Fire System Remediation:

Resolution 161020R06: Authorising Fire System Remediation

WHEREAS MTCC 1170 wishes to ensure that its sundry fire-protection systems are fully operational; AND,

WHEREAS the annual fire-protection audit has identified some minor deficiencies whose remediation will restore the entire system to optimal functioning; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Regional Fire Services to remedy the aforementioned deficiencies for \$8,633.21 (+HST), plus additional payment for incidental items, with payment thereof to be from the Reserve Fund.

Sheila Sproule/James Louttit — Carried

(b) Budget for Fiscal 2016-2017:

Resolution 161020R07: Authorisation to Use Accumulated Surplus

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 2016 and ending 30 November 2017, inclusive of both dates (hereinafter, "Fiscal 2016-2017"):

01 MTCC 1170's Directors prefer that the Corporation's accumulated operating surplus should remain at no less than 3.5% of the Total Budget (Operating Budget plus Reserve Fund Contribution);

02 if Fiscal 2016-2017's utility costs exceed relevant budget line(s), MTCC 1170 shall use the difference between Section 01 (above) and Accumulated Surplus to attempt defraying 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 \$100,000.00 from the Accumulated Surplus to the Reserve Fund, effective no earlier than 01 December 2016 and no later than 01 January 2017, to reduce Owners' Reserve Fund Contributions for Fiscal 2016-2017.

Jonathan Doyle/Sheila Sproule — Carried

Resolution 161020R08: Approval of the 2016-2017 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's personnel; THEREFORE,
- BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation Number 1170 authorises the following budget for 01 December 2016 to 30 November 2017 (inclusive of both dates):
- (a) an Operating Budget of \$2,042,259.00; and,
 - (b) a net Reserve Fund Contribution of \$358,770.00; AND, FURTHER,
- BE IT RESOLVED 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.
- Jonathan Doyle/Sheila Sproule — Carried

Keith Bricknell surrendered the Chair to James Louttit.

(c) St Lawrence Neighbourhood Association:

Resolution 161020R09: Renewal of Membership in the SLNA

- 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 2017, 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/Sheila Sproule — Carried

Keith Bricknell resumed the Chair.

(d) Reconstituting *Ad Hoc* Committees and Appointing/Reappointing Chairs:

- (i) Children's Aid Society Toy Drive: Directors agreed that the Vice President should continue as sponsor of this activity and thanked him in advance for his involvement.
 - (ii) MTCC 1170 Staff Fund: Directors agreed that Mrs Margaret Bricknell should continue as Chair of this committee, and thanked her in advance for her involvement.
- (e) Developer's Request: Having previously read and discussed a developer's request, Directors approved the response that Management had drafted in response thereto.

- 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(s):
(a) Regular Meeting #161114R: Monday 14 November 2016.
- 16 Motion for Adjournment
Resolution 161020R10: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 161020R at 1830h on Thursday 20 October 2016.
Scott Froebe /James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 161020R)

- (A) Necessity for Undertaking Work on a Commercial Owner’s Behalf: Pending receipt of documentation from the Unit’s owner.



THE METROPOLE

14 November 2016

Minutes of MTCC 1170 Meeting Number 161114R — Held on 14 November 2016

Present: Board — Keith Bricknell, Jonathan Doyle (electronic attendance), James Louttit, and Sheila Sproule (electronic attendance); and, ICC Property Management — Nancy Bijelic

Regrets: Scott Froebe

- 01 **Call to Order:** Keith Bricknell called the meeting to order at 1808h.
- 02 **Waiver of Notice, and/or Adoption of Agenda and Additions:**
Resolution 161114R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 161114R, as presented.
Sheila Sproule/Jonathan Doyle — Carried
- 03 **Assignment of Duties:**
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #161114R.
- 04 **Review and Adoption of Previous Meetings' Minutes:**
Resolution 161114R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 161020R, as presented.
James Louttit/Sheila Sproule — 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) Bell Fibre Optics: Please refer to Section 11(a) of these Minutes.
(ii) Financials for 01 December 2015 to 31 October 2016: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 **Motion to Receive Administrative and Security Reports as Information:**
Resolution 161114R03: 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 2016, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2015 to 31 October 2016, and the Front Desk Security Report for the period 05 October 2016 to 03 November 2016.
Jonathan Doyle/James Louttit — Carried
- 07 **Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:**

(a) General Aesthetic Remediation/Refurbishment (Ongoing Item): The Refurbishment Committee met on 01 November 2016, offered some constructive suggestions to the design consultant, and will reconvene, probably for the last time, when the consultant has had an opportunity to respond.

(b) DCW Booster Pump:

Keith Bricknell surrendered the Chair to Jonathan Doyle

Resolution 161114R04: Authorising Energy-Efficient DCW Booster Pumps

WHEREAS Board Resolution 150330R04 affirms MTCC 1170's commitment to seek energy-efficient delivery of services to residents; AND,

WHEREAS Board Resolution 150723R04 has already authorised Building Sciences to be the project manager when MTCC 1170 replaces its domestic cold water (DCW) booster pumps; AND,

WHEREAS Building Sciences has issued RfPs to qualified suppliers, has received responses thereto, and has recently provided recommendations about the responses to the aforementioned RfPs; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises MAC Energy Solutions and Building Services to replace the existing DCW booster pumps for \$60,436.40 (inclusive of contingency fees and HST), and subject to Building Sciences' project management; AND, FURTHER,

BE IT RESOLVED that payment of the aforementioned \$60,436.40, plus project management fees, shall be from the Reserve Fund.

Keith Bricknell/James Louttit — Carried

Keith Bricknell resumed the Chair.

(c) Standard Unit By-Law (Ongoing): Management and the Corporate Secretary reported on their additional work on the schedules that will be part of the actual by-law, and whose accuracy is a prerequisite for an acceptable by-law.

(d) Developer's Further Request: Having previously read and discussed a developer's further request, Directors approved the letter that Management had drafted in response thereto.

(e) Appendix of Pending Items: If information is available in time for Meeting 161114R.

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) Bell Fibre Optics:

Resolution 161114R05: Authorising Bell Access Agreement

WHEREAS MTCC 1170's By-Law Number 7 already grants access to Bell ExpressVu, a creature of Bell Canada; AND,

WHEREAS ICC Property Management has shared its perceptions of the potential benefits of installing fibre-optic infrastructure at no cost to MTCC 1170; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Management and/or one or more of the Board's signing officers to sign a non-exclusive "business access licence agreement" with Bell Canada to explore the feasibility of installing fibre-optic infrastructure, to report to MTCC 1170 about feasibility, and to request MTCC 1170's permission to proceed with installation, subject to conditions that MTCC 1170 will impose.

James Louttit/Jonathan Doyle — 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 Date of the Next Regular Meeting(s):

(a) Regular Meeting #161222R: Thursday 22 December 2016.

16 Motion for Adjournment

Resolution 161114R6: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 161114R at 1818h on Monday 14 November 2016.

James Louttit/Sheila Sproule — Carried

"Keith Bricknell"

"Sheila Sproule"

President: Keith Bricknell

Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 161114R)

(A) **Necessity for Undertaking Work on a Commercial Owner's Behalf: Pending receipt of documentation from the Unit's owner.**



THE METROPOLE

22 December 2016

Minutes of MTCC 1170 Meeting Number 161222R — Held on 22 December 2016

Present: Board — Keith Bricknell, Jonathan Doyle, Scott Froebe (electronic attendance), James Louttit (electronic attendance), and Sheila Sproule (electronic attendance); and, ICC Property Management — Nancy Bijelic

Regrets: None

- 01 **Call to Order:** Keith Bricknell called the meeting to order at 1817h.
- 02 **Waiver of Notice, and/or Adoption of Agenda and Additions:**
Resolution 161222R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 161222R, as presented.
Jonathan Doyle/Scott Froebe — Carried
- 03 **Assignment of Duties:**
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #161222R.
- 04 **Review and Adoption of Previous Meetings' Minutes:**
Resolution 161222R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 161114R, as presented.
Sheila Sproule/James Louttit — 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) Insurance Renewal: Please refer to Section 11(a) of these Minutes.
(ii) Drain Repairs: Please refer to Section 11(b) of these Minutes.
(iii) Developer's Further Request: Please refer to Section 07(c) of these Minutes.
(iv) Reports for 01 December 2015 to 30 November 2016: Directors commented briefly on the Management Reports.
- 06 **Motion to Receive Administrative and Security Reports as Information:**
Resolution 161222R03: 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 2016 and the Front Desk Security Report for the period 03 November 2016 to 04 December 2016.
Scott Froebe/Sheila Sproule — Carried
- 07 **Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:**

- (a) General Aesthetic Remediation/Refurbishment (Ongoing Item): The Committee met on 15 December 2016, chose three alternatives to present to Owners, and suggested dates for mounting displays in the Main Lobby.
 - (b) Standard Unit By-Law (Ongoing): Management and the Corporate Secretary explained that tables and recommendations would likely be going to legal counsel early in 2017 — for drafting of the by-law to be presented to Owners.
 - (c) Developer’s Further Request: Directors approved Management’s response to this further request.
 - (d) Appendix of Pending Items: If information is available in time for Meeting 161222R.
- 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) Insurance Renewal:
Resolution 161222R04: Renewing Insurance Policies
WHEREAS Paisley Manor Insurance Brokers have submitted an insurance renewal quotation (“the Quotation”) for providing building, boiler, and machinery coverage to MTCC 1170; AND,
WHEREAS the Quotation includes, *inter alia*, the following terms:
 - 01a) Royal Sun Alliance Insurance Company of Canada’s coverage of building and Corporate-owned contents at \$123,488,760.00; AND,
 - 01b) Royal Sun Alliance Insurance Company of Canada’s coverage of boilers and machinery at \$123,488,760.00 per incident, for a combined annual premium of \$58,320.00.
 - 02a) Royal Sun Alliance Insurance Company of Canada’s provision of directors’ and officers’ errors and omissions insurance at \$5,000,000, for an additional premium of \$2,700.00; THEREFORE,BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise payment of \$61,020.00 (taxes-in), as the sum of the premiums described herein, to Paisley Manor Insurance Brokers for the coverages also described herein.
Sheila Sproule/Jonathan Doyle — Carried
 - (b) Drainpipe Repairs: Management reported issuing tenders for repair of a cracked drainpipe in one of the parking garages. When responses arrive, Management will e-mail them to directors, seek timely approval, and proceed with repairs.
- 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(s):
- (a) Regular Meeting #170119R: Thursday 19 January 2017.

16 Motion for Adjournment

Resolution 161222R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 161222R at 1823h on Thursday 22 December 2016.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Jonathan Doyle”

President: Keith Bricknell

for Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 161222R)

(A) Necessity for Undertaking Work on a Commercial Owner’s Behalf: Pending receipt of documentation from the Unit’s owner.

Adopted at Meeting #170119R