



THE METROPOLE

19 January 2017

Minutes of MTCC 1170 Meeting Number 170119R — Held on 19 January 2017

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

Regrets: Sheila Sproule

- 01 Call to Order: Keith Bricknell called the meeting to order at 1810h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170119R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170119R, as presented.
Jonathan Doyle/James Louttit — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Jonathan Doyle graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #170119R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170119R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 161222R, as presented.
Scott Froebe/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) Storm Sump Pumps: Please refer to Section 11(a) of these Minutes.
(ii) Electronic Noticeboards — Elevators and Other Locations: Please refer to Section 11(b) of these Minutes.
(iii) Reports for 01 December 2016 to 31 December 2016: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170119R03: 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 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 31 December 2016, and the Front Desk Security Report for the period 04 December 2016 to 03 January 2017.

Jonathan Doyle/James Louttit — Carried

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

- (a) General Aesthetic Remediation/Refurbishment (Ongoing Item): Owners now have the means for assessing available décor-choices, and for communicating their opinions to Management by 30 January 2017. Directors have offered their opinions on two colour temperatures of LED lighting for the corridors, and will have an opportunity to view and comment on an additional possibility.
- (b) Standard Unit By-Law (Ongoing): Legal counsel has requested clarification before proceeding with the draft by-law.
- (c) Developer's Further Request: Directors approved a final response and asked Management to close the file.
- (d) Drainpipe Repairs: Despite Management's having spent more than three months seeking bids for this work, the response was more limited than MTCC 1170 would normally prefer. Given the increasing seriousness of the problem, and given MTCC 1170's obligations under Section 89(1) of the *Condominium Act* (including the implicit obligation of timeliness), MTCC 1170 must proceed on the basis of fewer bids than usual.

Keith Bricknell surrendered the Chair to James Louttit.

Resolution 170119R04: Authorising Drainpipe Repairs

WHEREAS Management has received confirmation of cracked drainpipes in one of the parking garages; THEREFORE,
BE IT RESOLVED that MTCC 1170 authorises Brady & Seidner to repair the cracked drainpipes for \$5,920.00 (plus applicable taxes), with payment thereof to be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

- (e) Appendix of Pending Items: If information is available in time for Meeting 170119R.

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) Sump Pump Repairs and/or Replacements:

Resolution 170119R05: Authorising Storm Sump Pump Repairs/Replacements

WHEREAS Management has received confirmation of repairs and/or replacements necessary for the storm sump pumps and allied equipment; THEREFORE,
BE IT RESOLVED that MTCC 1170 authorises Butts Pumps to repair and/or replace the storm sump pumps and allied equipment for \$9,665.40 (plus applicable taxes), with payment thereof to be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

- (b) Electronic Noticeboards: The Board instructed Management to investigate and report on legal, technical, and procedural feasibility of this possible initiative.

(c) Receiving Committees' Reports as Information:

Resolution 170119R06: Receiving Committees' Reports as Information

WHEREAS MTCC 1170 has received two reports during Meeting 170119R; 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.

Scott Froebe/Jonathan Doyle — Carried

(d) Receiving an Engineering Report as Information:

Resolution 170119R07: Receiving an Engineering Report as Information

WHEREAS Management has provided MTCC 1170's Board of Directors with copies of Solucore's "Vertical Transportation Inspection Report #1690001R002" ("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 compliance-monitoring, including, *inter alia*, any and all interactions with elevator maintenance contractors.

James Louttit/Jonathan Doyle — Carried

(e) Receiving a Status-Report as Information:

Resolution 170119R08: Receiving a Post-Construction Status-Report as Information

WHEREAS Management has provided MTCC 1170's Board of Directors with copies of Building Sciences' "Visual Review #03136" (the "Visual Review"), encompassing a visual review of Isherwood Associates' preconstruction and postconstruction reports; THEREFORE,

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

BE IT RESOLVED that MTCC 1170 accepts Building Sciences' opinion that construction of the new building at 88 Scott Street "...has not adversely affected the building components reviewed in [Isherwood Associates'] reports..."

Jonathan Doyle/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 #170222R: Wednesday 22 February 2017.

16 Motion for Adjournment

Resolution 170119R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170119R at 1819h on Thursday 19 January 2017.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 170119R)

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

Adopted at Meeting #170222R



THE METROPOLE

22 February 2017

Minutes of MTCC 1170 Meeting Number 170222R — Held on 22 February 2017

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 1802h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170222R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170222R, as presented.
Jonathan Doyle/Sheila Sproule — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #170222R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170222R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170119R, 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) Communications Software: Please refer to Section 11(a) of these Minutes.
(ii) Reports for 01 December 2016 to 31 January 2017: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170222R03: 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 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 31 January 2017, and the Front Desk Security Report for the period 04 January 2017 to 03 February 2017.
James Louttit/Sheila Sproule — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:
(a) General Aesthetic Remediation/Refurbishment (Ongoing Item):

Resolution 170222R04: Finalising Corridors' Refurbishment Choice

WHEREAS eighty-nine (89) of MTCC 1170's Owners ("the respondents") took advantage of the nineteen-day (19-day) time-allocation for responding to Management's survey of preferences among the three (3) proposed refurbishment options for MTCC 1170's corridors' carpeting, wall-coverings, and trim-colours; AND,

WHEREAS the respondents' vote was as follows:

- Option 01 — Ribbon Design — 29 in Favour;
- Option 02 — Starburst — 40 in Favour;
- Option 03 — Floral Design — 18 in Favour; and,
- No Stated Preference — 2; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Management as follows:

01 to instruct Wiklém Design that MTCC 1170 has respected the plurality of the respondents' preferences by choosing Option 02 for the corridors in its Main Tower, and to remind Wiklém Design that, until further notice, its refurbishment efforts are confined solely to those aforementioned corridors; AND,

02 to instruct Wiklém Design to draft requests for proposals (RfPs) from, *inter alia*, suppliers of materials and from contractors who will be installing those materials, and to submit those RfPs to Management and to the Board for approval before issuing them to suppliers; AND,

03 to seek the Board's approval of any and all response to RfPs before awarding any contracts.

James Louttit/Sheila Sproule — Carried

Resolution 170222R05: Dissolving an *Ad Hoc* Committee

WHEREAS a recent survey of Owners' opinions has provided MTCC 1170 with guidance sufficient for proceeding with refurbishment of the main tower's corridors, in accordance with the plurality of Owners' preferences; AND,

WHEREAS the only residual items ("the residual items") in the Refurbishment/Aesthetic Committee's original mandate are the two lounges and the main lobby; AND,

WHEREAS that MTCC 1170 believes that Management and the design consultant have already received sufficient direction for these residual items, and that refurbishment thereof should proceed apace; THEREFORE,

BE IT RESOLVED that MTCC 1170 offers its heartfelt thanks to the Refurbishment/Aesthetic Committee's external members for their considerable contribution to the refurbishment process; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 dissolves the Refurbishment/Aesthetic Committee, effective 22 February 2017.

Sheila Sproule/James Louttit — Carried

(b) Standard Unit By-Law (Ongoing): Management and the Corporate Secretary are responding to Legal Counsel's latest suggestion to verify a few specific Units' details.

(c) Electronic Noticeboards — Elevators and Other Locations: Management continues to pursue this possibility.

(d) Appendix of Pending Items: If information is available in time for Meeting 170222R.

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) Communications Software: Directors agreed to Management’s suggestion that MTCC 1170 should investigate communications software that could centralise and streamline security reporting, package-handling, and communications between the Management Office and residents.

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 #170323R: Thursday 23 March 2017.

16 Motion for Adjournment

Resolution 170222R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170222R at 1813h on Wednesday 22 February 2017.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 170222R)

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



THE METROPOLE

23 March 2017

Minutes of MTCC 1170 Meeting Number 170323R — Held on 23 March 2017

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 1820h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170323R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170323R, as presented.
Scott Froebe/Jonathan Doyle — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #170323R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170323R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170222R, 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) Designer/Project Manager Engagement: Further to the “BE IT RESOLVED” portion of Board Resolution #170222R04, Management provided the design consultant’s engagement documents for Directors’ signatures.
(ii) Audited Financial Statements: Please refer to Sections 11(a) and 11(b) of these Minutes.
(iii) Dryer Vent Cleaning: Please refer to Section 11(c) of these Minutes.
(iv) Reports for 01 December 2016 to 28 February 2017: Directors commented briefly on the aforementioned Financials, and on other Management Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170323R03: 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 2017, ICC’s rendering of MTCC 1170’s unaudited Financial Statements for the period 01 December

2016 to 28 February 2017, and the Front Desk Security Report for the period 04 February 2017 to 03 March 2017.

Jonathan Doyle/Scott Froebe — Carried

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

- (a) General Aesthetic Remediation/Refurbishment (Ongoing Item): Directors discussed Wiklém's proposed timeline for the refurbishment tasks encompassed in Board Resolution #170222R04 and described in the engagement documents.
- (b) Standard Unit By-Law (Ongoing): The Corporate Secretary and Management anticipate that the finalised By-Law will be available in time for Regular Meeting 170410.
- (c) Electronic Noticeboards — Elevators and Other Locations: Management has expanded the investigation to include the elevator contractor — who has suggested an alternative to a subscription service.
- (d) Communications Software: Management continues to pursue this initiative.
- (e) Appendix of Pending Items: If information is available in time for Meeting 170323R.

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) Audited Financials:

Resolution 170323R04: Receiving the Audited Financial Statements

WHEREAS the Board of Directors of MTCC 1170 has received MTCC 1170's audited statements from Daurio & Franklin LLP (Chartered Accountants), for the fiscal year beginning 01 December 2015 and ending 30 November 2016; 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.

Jonathan Doyle/Sheila Sproule — Carried

(b) AGM 2017:

Resolution 170323R05: Authorising AGM 2017

WHEREAS MTCC 1170's Board of Directors has received and adopted the Corporation's audited financial statements for 01 December 2015 to 30 November 2016 (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 2017") shall commence at 7:30pm on 29 May 2017 (with registration beginning one-half hour earlier);

- (b) AGM 2017'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 2016; and,
 - (ii) a President's Report, in the same general format that MTCC 1170 used for AGM 2016.
- (c) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2017.
James Louttit/Scott Froebe — Carried

(c) Dryer-Vent Cleaning:

Resolution 170323R06: Authorising Biennial Dryer-Vent Cleaning

WHEREAS MTCC 1170's Board of Directors passed Resolution #061030S04 to ensure ongoing biennial dryer-vent cleaning; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises DryerFighters to undertake the following preventive maintenance:

- 01 cleaning of all Units' dryer-vents for \$55.00+HST per Unit; and,
- 02 cleaning of MTCC 1170's two make-up air-shafts for \$900.00+HST per shaft

commencing on dates that Management shall determine.

Scott Froebe/Jonathan Doyle — Carried

- (d) Class Two Reserve Fund Study: Directors instructed Management to ask Building Sciences to undertake a Class Two Reserve Fund Study Update for MTCC 1170's adoption in late Summer 2017 — in time for setting Fiscal 2017-2018's Budget.

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 #170410R: 1900h on Monday 10 April 2017.

16 Motion for Adjournment

Resolution 170323R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170323R at 1835h on Thursday 23 March 2017.

James Louttit/Scott Froebe — Carried

"Keith Bricknell"

"Sheila Sproule"

President: Keith Bricknell

Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 170323R)

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



THE METROPOLE

10 April 2017

Minutes of MTCC 1170 Meeting Number 170410R — Held on 10 April 2017

Present: Board — Keith Bricknell, Jonathan Doyle (electronic attendance), 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 1918h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170410R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170410R, as presented.
Jonathan Doyle/Scott Froebe — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #170410R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170410R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170323R, 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) Reports for 01 December 2016 to 02 April 2017: Directors commented briefly on the aforementioned Administrative and Security Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170410R03: 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 2017 and the Front Desk Security Report for the period 03 March 2017 to 02 April 2017.
Scott Froebe/James Louttit — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:
(a) General Aesthetic Remediation/Refurbishment (Ongoing Item):
(i) Management reported that Wiklém was working on RfPs for qualified contractors to fulfil the expectations of Resolution #170222R04. Thus, refurbishment should begin by late Spring 2017.

- (ii) Since corridors' refurbishment includes refinishing Units' doors, Management and Directors discussed replacing Units' door-hardware. Management agreed to report on pricing and logistics.
 - (b) Standard Unit By-Law (Ongoing): The finalised draft by-law and schedules arrived too late on 10 April 2017 for Directors' examination and approval for inclusion in AGM 2017's Agenda. Also, given Directors' preference for informed discussion among all Owners before seeking their approval of this important by-law, the Board agreed to defer the matter to a Special Owners' Meeting in Autumn 2017, or to AGM 2018.
 - (c) Electronic Noticeboards — Elevators and Other Locations: Management is investigating whether this service can be integrated with:
 - (i) modernised control panels in all elevators' cabs; and/or,
 - (ii) a communications software package.
 - (d) Communications Software: Management is investigating whether this service can be integrated with electronic noticeboards.
 - (e) Appendix of Pending Items: If information is available in time for Meeting 170410R.
- 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 #170518R: 1800h on Thursday 18 May 2017.
- 16 Motion for Adjournment
Resolution 170410R04: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170410R at 1944h on Monday 10 April 2017.
Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Appendix: Pending Items (not discussed during Meeting 170410R)

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



THE METROPOLE

18 May 2017

Minutes of MTCC 1170 Meeting Number 170518R — Held on 18 May 2017

Present: Board — Keith Bricknell, Jonathan Doyle (electronic attendance), 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 1822h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170518R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170518R, as presented.
Scott Froebe/Jonathan Doyle — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #170518R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170518R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170410R, 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) Reports for 01 December 2016 to 30 April 2017: Directors commented briefly on the aforementioned Financial, Administrative, and Security Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170518R03: 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 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 30 April 2017, and the Front Desk Security Report for the period 04 April 2017 to 03 May 2017.
Jonathan Doyle/Scott Froebe — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:
(a) General Aesthetic Remediation/Refurbishment (Ongoing Item):
Resolution 170518R04: Authorising Requests for Proposals

WHEREAS Wiklém Design Inc has provided its revised Bid Package #16-011 (“the Bid Package”) for issuance to contractors qualified to undertake MTCC 1170’s refurbishment project; THEREFORE,
BE IT RESOLVED that MTCC 1170 accepts the Bid Package as information and authorises its use, in consultation with Management, in identifying qualified contractors for the Board of Directors’ consideration when awarding the contract(s) for the refurbishment project.
James Louttit/Sheila Sproule — Carried

(b) Standard Unit By-Law:

Resolution 170518R05: Receiving Fine & Deo’s Draft By-Law and Schedules

WHEREAS Management has provided MTCC 1170’s Board of Directors with copies of Fine & Deo’s Draft Occupancy Standards By-Law and Schedules (“the Draft By-Law”); THEREFORE,
BE IT RESOLVED that MTCC 1170’s Board of Directors receives the Draft By-Law as information; AND, FURTHER,
BE IT RESOLVED MTCC 1170 Board of Directors agrees that the Draft By-Law fulfils the Corporation’s expectations of a By-Law suitable for presentation to the Owners during an AGM, or at a meeting specially convened for presentation thereof.
Sheila Sproule/Jonathan Doyle — Carried

Resolution 170518R06: Standard Unit By-Law

WHEREAS Resolution 170518R05 receives Fine & Deo’s Draft Standard Unit By-Law and Schedules (“the Draft By-Law”) as information and confirms MTCC 1170’s belief in its suitability for presentation to MTCC 1170’s Owners; AND,
WHEREAS the Draft By-Law provides significant potential benefits, *inter alia*, but non-exhaustively, in areas such as insurance costs, apportionment of responsibility, and dispute-resolution; THEREFORE,
BE IT RESOLVED that MTCC 1170’s Board of Directors adopts Fine & Deo’s Draft By-Law; AND, FURTHER,
BE IT RESOLVED that the Board of Directors will, in the first instance, ask owners to approve the above-noted Draft By-Law at AGM 2018, or at a meeting specially convened for presentation thereof.
Sheila Sproule/Jonathan Doyle — Carried

(c) Electronic Noticeboards — Elevators and Other Locations: Management continues to investigate whether this service can be integrated with:

- (i) modernised control panels in all elevators’ cabs; and/or,
- (ii) a communications software package.

(d) Communications Software: Management continues to investigate whether this service can be integrated with electronic noticeboards.

(e) Appendix of Pending Items: If information is available in time for Meeting 170518R.

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) Resident Owner’s Inquiry about Heating-Cooling Schedule: Directors reiterated their prior e-mailed agreement with the general newsletter and the specific response to the resident Owner.
 - (b) Toronto Hydro’s Vault Explosion on 01 May 2017: During the immediate aftermath, the Toronto Police Service reportedly excluded ingress/egress to/from 7 King Street East. Similar exclusions have occurred during film-shoots. Hence, the Board asked Management to contact the 51 Division, in the first instance, to query the necessity for and legality of preventing residents from entering and/or departing from their own homes.
- 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 #170622R: 1900h on Thursday 22 June 2017.
- 16 Motion for Adjournment
Resolution 170518R07: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170518R at 1830h on Thursday 18 May 2017.
Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule



THE METROPOLE

22 June 2017

Minutes of MTCC 1170 Meeting Number 170622R — Held on 22 June 2017

- 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 1915h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170622R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170622R, as presented.
Sheila Sproule/Jonathan Doyle — Carried
- 03 Assignment of Duties:
(a) Assignment of Corporate Officers' Duties to 31 May 2018: Directors agreed to continue in the positions that they had held as at AGM 2017.
(b) *Pro Tempore* Reassignments: Unnecessary for Meeting #170622R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170622R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170518R, as presented.
James Louttit/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) Bell Fibre Optics: Please refer to Section 11(a) of these Minutes
(ii) Poteck Power Corporation: Please refer to Section 11(b) of these Minutes.
(iii) Reports for 01 December 2016 to 31 May 2017: Directors commented briefly on the aforementioned Financial, Administrative, and Security Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170622R03: 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 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 31 May 2017, and the Front Desk Security Report for the period 04 May 2017 to 03 June 2017.
Scott Froebe/Jonathan Doyle — Carried

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

(a) General Aesthetic Remediation/Refurbishment (Ongoing Item):

Resolution 170622R04: Authorising an Addendum to Requests for Proposals

Whereas Wiklém Design Inc has provided an Addendum to its revised Bid Package #16-011 ("Addendum to the Bid Package") for issuance to contractors qualified to undertake MTCC 1170's refurbishment project; therefore,

Be It Resolved that MTCC 1170 accepts the Addendum to the Bid Package as information and authorises its use, in consultation with Management, in identifying qualified contractors for the Board of Directors' consideration when awarding the contract(s) for the refurbishment project.

James Louttit/Scott Froebe — Carried

(b) Communications with the TPS — King Street Cordoning: Management has initiated an inquiry with the TPS and awaits a response.

(c) Noticeboards and Communications Software: Directors received additional quotes from Management, and requested further clarification of systems' capabilities, to allow meaningful comparisons among potential providers.

(d) Appendix of Pending Items: If information is available in time for Meeting 170622R.

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:

Keith Bricknell surrendered the Chair to James Louttit.

Resolution 170622R05: Authorising Bell Fibre's Access

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 to grant, supervise, and control and/or terminate Bell Fibre's access ("the access") to MTCC 1170's Common Elements and/or individual Unit for the sole purpose of installing its fibre-optic infrastructure; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 directs Management to advise Owners of their rights ("the advice"), as described, *inter alia*, in Section 97 of the *Condominium Act*, and to delay granting the access until 30 days after issuance of the advice.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(b) Poteck Power Corporation:

Resolution 170622R06: Engaging a Contingency-Fee Contractor

WHEREAS MTCC 1170 wishes to protect itself from over-billing for its consumption of electricity; AND,

WHEREAS Poteck Power Corporation offers auditing of electric utility companies' invoices, and demonstrated potential for cost-recovery therefrom; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall engage Poteck Power Corporation for a twelve (12) month trial period, solely for a contingency-fee of 40%+HST of any over-billing that Poteck succeeds in recovering from MTCC 1170's electricity supplier.

Jonathan Doyle/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 #170720R: 1800h on Thursday 20 July 2017.

16 Motion for Adjournment

Resolution 170622R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170622R at 1925h on Thursday 22 June 2017.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule



THE METROPOLE

20 July 2017

Minutes of MTCC 1170 Meeting Number 170720R — Held on 20 July 2017

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 1819h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170720R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170720R, as presented.
Scott Froebe/Jonathan Doyle — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #170720R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170720R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170622R, 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) Upper Zone Booster Heater: Please refer to Section 11(a) of these Minutes.
(ii) Discretionary Lighting — LED Retrofit: Please refer to Section 11(b) of these Minutes.
(iii) Reports for 01 December 2016 to 30 June 2017: Directors commented briefly on the aforementioned Financial, Administrative, and Security Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170720R03: 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 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 30 June 2017, and the Front Desk Security Report for the period 04 June 2017 to 02 July 2017.
Sheila Sproule/Jonathan Doyle — Carried

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

(a) General Aesthetic Remediation/Refurbishment:

Resolution 170720R04: Awarding a Refurbishing Contract

WHEREAS MTCC 1170's Board of Directors had previously received Wiklém Design Inc's Request for Proposals ("RfP") to refurbish the corridors in MTCC 1170's tower, and had authorised the RfP and its amendments and/or addenda as the basis for Wiklém Design Inc's invitational tendering process; AND,

WHEREAS the Board of Directors of MTCC 1170 has received proposals from all of the contractors who chose to respond to the aforementioned RfP; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 awards the contract for refurbishing the tower's corridors to Tri-Can Contract Inc for:

- (a) \$909,952.30 (including HST) for basic refurbishment, comprising, *inter alia*, removal and disposal of existing material and installation of new materials such as carpeting, wall coverings, mouldings, *etc* via payment(s) from the Reserve Fund; AND,
- (b) \$249,302 (+HST) for sundry hardware replacements such as, *inter alia*, suites' door-hardware (including internal components), service hardware, exit lights, outlets, interior signage, *etc* via payments from the Reserve Fund; AND, FURTHER,

BE IT RESOLVED that project management shall be as described in MTCC 1170 Board Resolution #160425R04.

James Louttit/Sheila Sproule — Carried

Management noted that work would likely begin on 21 August 2017 and be complete by late November 2017.

- (b) Communications with the TPS — King Street Cordoning: Management continues to await the TPS's response to Directors' concerns.
- (c) Noticeboards and Communications Software: Before proceeding further, Directors instructed Management to seek legal and technical advice about certain aspects of this type of service to condominium buildings.
- (d) Appendix of Pending Items: If information is available in time for Meeting 170720R.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

Keith Bricknell surrendered the Chair to James Louttit.

(a) Upper Zone Booster Heater:

Resolution 170720R05: Replacing a DHW Booster-Heater

WHEREAS MTCC 1170's upper zone's DHW booster-heater has failed; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Ambient Mechanical to supply and install a replacement booster-heater for \$10,229.00 +HST; AND, FURTHER,

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

Keith Bricknell/Scott Froebe — Carried

(b) Discretionary Lighting Retrofit:

Resolution 170720R06: Replacing Discretionary-Use Common Element Lighting

WHEREAS LED-retrofitting of discretionary-use/occasional use lighting in MTCC 1170's common elements offers a projected payback period of 3.42 years and projected annual energy-savings of $\approx 76\%$; AND,

WHEREAS a \$2,304 rebate is available for the aforementioned retrofit; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Metrosphere Light Corporation to supply and retrofit LED lighting in the common elements encompassed herein for a pre-rebate price of \$16,700 +HST; AND, FURTHER,

BE IT RESOLVED that payment thereof shall be from the Reserve Fund.

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 #170816R: 1800h on Wednesday 16 August 2017.

16 Motion for Adjournment

Resolution 170720R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170720R at 1832h on Thursday 20 July 2017.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule



THE METROPOLE

16 August 2017

Minutes of MTCC 1170 Meeting Number 170816R — Held on 16 August 2017

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 1814h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170816R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170816R, as presented.
Scott Froebe/James Louttit — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #170816R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170816R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170720R, 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) Elevator Modernisation: Please refer to Section 11(a) of these Minutes.
(ii) Communications-Management Package(s): Please refer to Section 07(b) of these Minutes.
(iii) Reports for 01 December 2016 to 31 July 2017: Directors commented briefly on the aforementioned Administrative and Security Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170816R03: 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 2017 and the Front Desk Security Report for the period 03 July 2017 to 03 August 2017.
James Louttit/Scott Froebe — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

- (a) Communications with the TPS — King Street Cordoning: Management continues to await the TPS’s response to Directors’ concerns.
- (b) Noticeboards and Communications Software: This item must remain in abeyance — pending receipt of further advice from Corporate Legal Counsel.
- (c) Appendix of Pending Items: If information is available in time for Meeting 170816R.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

Keith Bricknell surrendered the Chair to James Louttit.

(a) Elevator Modernisation:

Resolution 170816R04: Elevator Modernisation Study

WHEREAS Solucore Inc has responded to Management’s request for advisory services by offering Management a four-phase proposal, of which Phase I is purely advisory; AND,

WHEREAS MTCC 1170 wishes to proceed prudently with eventual elevator modernisation; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Solucore Inc to undertake Phase I of the proposal for \$3,500+HST, and to report through Management to the Board of Directors, who will then decide whether and/or when to proceed with Phases II to IV.

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 #170926R: 1800h on Tuesday 26 September 2017.

16 Motion for Adjournment

Resolution 170816R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170816R at 1819h on Wednesday 16 August 2017.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Jonathan Doyle”

for Secretary: Sheila Sproule



THE METROPOLE

26 September 2017

Minutes of MTCC 1170 Meeting Number 170926R — Held on 26 September 2017

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

- 01 Call to Order: Keith Bricknell called the meeting to order at 1814h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 170926R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 170926R, as presented.
Scott Froebe/Jonathan Doyle — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Jonathan Doyle graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #170926R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 170926R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170816R, as presented.
James Louttit/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 #3's Interior Door-Cladding: Please refer to Section 11(a) of these Minutes.
(ii) Fan-Coil Units' Drain-Pans and Hoses: Please refer to Section 11(b) of these Minutes.
(iii) Reports for 01 December 2016 to 31 August 2017: Directors commented briefly on the aforementioned Financial, Administrative, and Security Reports.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 170926R03: 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 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 31 July 2017, and the Front Desk Security Report for the period 04 August 2017 to 03 September 2017.
Jonathan Doyle/James Louttit — Carried

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

- (a) Communications with the TPS — King Street Cordoning: Management continues to await the TPS's response to Directors' concerns, and has moved the inquiry up the TPS's organisational hierarchy.
- (b) Noticeboards and Communications Software: Acknowledging Corporate Legal Counsel's advice, Directors asked Management to ascertain prices for the following choices:
 - (i) advertisement-free display screens for elevators and the mail-room, and software/hardware necessary for facilitating, *inter alia*, resident-notifications and delivery-handling; and/or
 - (ii) only the software/hardware necessary for facilitating, *inter alia*, resident-notifications and delivery-handling.
- (c) Appendix of Pending Items: If information is available in time for Meeting 170926R.

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) Elevator #3's Interior Door-Cladding:

Resolution 170926R04: Recladding an Elevator's Interior Door

WHEREAS the interior door of MTCC 1170's Elevator #3 has detached from its supporting frame, thus causing the door to make a scraping noise when opening and/or closing; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises Vertical Motion to re-clad Elevator #3's interior door for \$1,825.00 (+HST), with payment thereof to be from the Reserve Fund.

Scott Froebe/ James Louttit — Carried

(b) Fan-Coil Units' Remediation:

Resolution 170926R05: Fan-Coil Units' Repairs

WHEREAS MTCC 1170's Board of Directors has received Climantics' photographic and written assessment of the drain-pans in MTCC 1170's 356 fan-coil units, together with a remedial proposal; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 accepts the remedial proposal and authorises Climantics to undertake remediation for \$15,487.78 (HST included), with payment thereof to be from the Reserve Fund; AND, FURTHER,

BE IT RESOLVED that the aforementioned remediation (including, *inter alia*, drain-pan sanding and recoating and hose-replacement) shall occur concurrently with Climantics' biannual cleaning and filter-changing at MTCC 1170, and shall begin on a date that Management shall prescribe.

James Louttit/Jonathan Doyle — Carried

(c) Adopting the Reserve Fund Study:

Resolution 170926R06: Adopting a Class Two Reserve Fund Study and Plan

WHEREAS MTCC 1170's Board of Directors has received its 2017 Class 2 Reserve Fund Study Update from Building Sciences; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 adopts the Class 2 Reserve Fund Study Update that Building Sciences has proposed; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 approves, as its triennial Reserve Fund Plan, the annual contributions described in the following table, which comprises amounts described in Tables 3 and 4 of Building Sciences' Class 2 Reserve Fund Study.

Fiscal Year	Contribution
01 December 2017 to 30 November 2018	\$497,765.00
01 December 2018 to 30 November 2019	\$540,076.00
01 December 2019 to 30 November 2020	\$585,982.00

Jonathan Doyle/James Louttit — 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 #171016R: 1800h on Monday 16 October 2017.

16 Motion for Adjournment

Resolution 170926R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 170926R at 1824h on Tuesday 26 September 2017.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule



THE METROPOLE

16 October 2017

Minutes of MTCC 1170 Meeting Number 171016R — Held on 16 October 2017

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

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 1805h.

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

Resolution 171016R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 171016R, as presented.

Scott Froebe/Sheila Sproule — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #171016R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 171016R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 170926R, 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) Communications Software *et al*: Please refer to Section 07(b) of these Minutes.

(ii) Exterior Caulking: Please refer to Section 11(a) of these Minutes.

(iii) Fire System Remediation: Please refer to Section 11(b) of these Minutes.

(iv) Reports for 01 December 2016 to 31 August 2017: Directors commented briefly on the aforementioned Financial, Administrative, and Security Reports.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 171016R03: 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 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 31 August 2017, and the Front Desk Security Report for the period 04 September 2017 to 29 September 2017.

James Louttit/Scott Froebe — Carried

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

(a) Communications with the TPS — King Street Cordoning: Since Management continues to await the local TPS's response to Directors' concerns, the Board directed Management to contact the Mayor and the Chief of Police.

(b) Noticeboards and Communications Software:

Resolution 171016R04: Concierge/Management Communications Platform

WHEREAS residents' use of online merchants has increased deliveries to all condominium buildings' concierge desks, thus also increasing the amount of time that concierge desks must devote to distracting clerical duties; AND,

WHEREAS MTCC 1170 wishes to ensure optimal timeliness and efficiency in receiving and responding to residents' requests, in advising residents of matters affecting their dwellings, and in advising all residents of general matters such as service-interruptions; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall subscribe to a concierge/management communications platform provided by Concierge Plus for an annual fee of \$2,241.96+HST, plus start-up costs of \$1,000.00+HST for set-up, training, and sundry hardware items necessary for taking full advantage of the platform.

James Louttit/ Scott Froebe — Carried

(c) Appendix of Pending Items: If information is available in time for Meeting 171016R.

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) Exterior Caulking:

Resolution 171016R05: Authorising Exterior Caulking

WHEREAS having conducted an extensive evaluation, Building Sciences reports the necessity for exterior re-caulking of three risers on the building envelope's east elevation; AND,

WHEREAS Building Sciences also reports that ATP Contracting Ltd is eminently capable of undertaking the task at a price that Building Sciences deems reasonable; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises ATP Contracting Limited to undertake the aforementioned multi-storey remediation for \$15,200.00+HST, with work to commence as early as 16 October 2017; AND, FURTHER,

BE IT RESOLVED that payment thereof shall be from the Reserve Fund.

Sheila Sproule/James Louttit — Carried

(b) Fire System Remediation:

Keith Bricknell surrendered the Chair to James Louttit

Resolution 171016R06: 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 deficiencies, described in Table One, whose remediation will restore the entire system to optimal functioning; THEREFORE,

Table One — Fire System Remediation Costs	
Description	Per-Item Costs
Fire Alarm System	\$ 21 732.39
Extinguishers	\$ 820.38
Sprinklers	\$ 1 524.34
Emergency Lighting	\$ 145.77
Grand Total — Including Sales Taxes	\$ 24 222.88

BE IT RESOLVED that MTCC 1170 authorises Regional Fire Services to remedy the aforementioned deficiencies for \$24,222.88, plus additional payment for incidental items that Management authorises, with payment thereof to be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(c) Budget for Fiscal 2017-2018:

Resolution 171016R07: Approval of the 2017-2018 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 2017 to 30 November 2018 (inclusive of both dates):

(a) an Operating Budget of \$1,945,715.00; and,

(b) a Reserve Fund Contribution of \$497,765.00; 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.

Jonathan Doyle/Sheila Sproule — Carried

(d) Renewing Membership in the SLNA:

Resolution 171016R08: 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 2018, 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.
Sheila Sproule/Jonathan Doyle — Carried

(e) 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.

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 #171120R: 1800h on Monday 20 November 2017.

16 Motion for Adjournment

Resolution 171016R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 171016R at 1814h on Monday 16 October 2017.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

Secretary: Sheila Sproule



THE METROPOLE

20 November 2017

Minutes of MTCC 1170 Meeting Number 171120R — Held on 20 November 2017

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

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 1812h.

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

Resolution 171120R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 171120R, as presented.

Sheila Sproule/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #171120R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 171120R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 171016R, as presented.

Jonathan Doyle/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) Property Management Contract: Please refer to Section 11(a) of these Minutes.

(ii) Security Contract with G4S: Please refer to Section 11(b) of these Minutes.

(iii) Insurance Renewal: Please refer to Section 11(c) of these Minutes.

(iv) Receiving Elevator Specifications: Please refer to Section 11(d) of these Minutes.

(v) Reports for 01 December 2016 to 31 October 2017: Directors commented briefly on the aforementioned Financial, Administrative, and Security Reports.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 171120R03: 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 2017, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2016 to 30 September & 31 October 2017, and the Front Desk Security Report for the period 01 October 2017 to 03 November 2017.

Sheila Sproule/James Louttit — Carried

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

(a) Communications with the TPS — King Street Cordoning: Management emailed the Mayor and the Chief of Police. The Mayor's office directed Management to the Chief of Police, who forwarded Management's correspondence to 51 Division's Priority Response Command, with a request that 51 Division should respond directly to MTCC 1170's concerns. In default of a response by Friday 24 November 2017, Management will resume communications with the Mayor and the Chief of Police.

(b) Appendix of Pending Items: If information is available in time for Meeting 171120R,

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) Property Management Contract:

Resolution 171120R04: Renewing a Property Management Contract

WHEREAS Metropolitan Toronto Condominium Corporation N^o 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 MTCC 1170 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, as described hereunder, 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 December 2017 to 30 November 2020, inclusive of both dates; and,

03 pre-HST monthly fees, for the first, second, and third years, respectively, shall be \$11,200.00, \$11,536.00, and \$11,882.00.

James Louttit/Sheila Sproule — Carried

(b) Security Contract with G4S:

Resolution 171120R05: Renewing a Service Contract with G4S Security

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

WHEREAS G4S Security has the required levels of expertise, as well as ongoing familiarity with MTCC 1170's expectations, security systems, and fire-safety systems; AND,

WHEREAS uncertainty about Ontario's minimum wage legislation renders long-term decisions problematical, and necessitates a one-year term pending greater certainty; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises renewal of its service contract with G4S Security, subject to the following terms (inclusive of both dates):

Year 1: from 01 December 2017 to 30 November 2018 — \$305,822.40 (pre-HST).

Sheila Sproule/Scott Froebe — Carried

(c) Insurance Renewal:

Resolution 171120R06: Renewing Building Insurance Coverage

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 and PST-inclusive premiums:

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 per-incident coverage of boiler and machinery at \$123,488,760.00 per incident, for a combined annual premium of \$65,000.00.

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; AND,

02b) Royal Sun Alliance Insurance Company of Canada’s provision of “umbrella” liability insurance at \$5,000,000.00, for an additional premium of \$3,414.00.

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise payment of \$71,114.00 as the sum of the premiums described herein to Paisley Manor Insurance Brokers for the coverages also described herein.

Jonathan Doyle/James Louttit — Carried

(d) Receiving Elevator Specifications:

Keith Bricknell surrendered the Chair to James Louttit

Resolution 171120R07: Receiving General Elevator-Specifications

WHEREAS MTCC 1170 has received Solucore’s “General Specifications Section 14000 Job#: 202360” document (hereinafter, “General Specifications Document”); THEREFORE,

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

BE IT RESOLVED that MTCC 1170 authorises Management and Solucore to use the above-noted General Specifications Document as their basis for soliciting bids at a time that the Board of Directors shall specify, and, thereafter, pursuant to ongoing consultation with the Board of Directors, and especially with the President and the General Manager.

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 #171221R: 1800h on Thursday 21 December 2017.
- 16 Motion for Adjournment
Resolution 171120R08: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 171120R at 1827h on Monday 20 November 2017.
Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #171221R



THE METROPOLE

21 December 2017

Minutes of MTCC 1170 Meeting Number 171221R — Held on 21 December 2017

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 1805h.

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

Resolution 171221R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 171221R, as presented.
Sheila Sproule/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #171221R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 171221R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 171120R, 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) Cleaning Contract: Please refer to Section 11(a) of these Minutes.

(ii) Superintendent Contract: Please refer to Section 11(b) of these Minutes.

(iii) Reports for 01 December 2016 to 30 November 2017: Directors commented briefly on the aforementioned Administrative and Security Reports.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 171221R03: 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 2017 and the Front Desk Security Report for the period 04 November 2017 to 03 December 2017.
Scott Froebe/Sheila Sproule — Carried

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

(a) Communications with the TPS — King Street Cordoning: Management emailed the Mayor and the Chief of Police. The Mayor's office directed Management to the Chief

of Police, who forwarded Management's correspondence to 51 Division's Priority Response Command, with a request that 51 Division should respond directly to MTCC 1170's concerns. As there was no response by Friday 24 November 2017, Directors asked the President to write to the Mayor and to the Chief of Police sometime after the holiday period.

(b) Appendix of Pending Items: If information is available in time for Meeting 171221R.

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) Cleaning Contract:

Resolution 171221R04: Renewing a Cleaning Services Contract

WHEREAS Metropolitan Toronto Condominium Corporation N^o 1170 (MTCC 1170) has received a request to renew its contract with M&G Maintenance Services Inc ("M&G"); AND,

WHEREAS M&G has presented terms satisfactory to MTCC 1170; AND,

WHEREAS M&G'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 Cleaning Services Agreement, dated 01 March 2004, shall remain in full force and effect;

02 effective dates for the renewal-contract shall be 01 December 2017 to 30 November 2018, inclusive of both dates, with brevity of contract-term reflecting uncertainty about minimum wage legislation; and,

03 HST-inclusive fees, for December 2017 shall be \$13,251.02 and shall increase to \$13,657.18 per month for 01 January 2018 to 30 November 2018 (reflecting legislated minimum wage increases), for a 12-month total of \$163,480.00.

James Louttit/Scott Froebe — Carried

(b) Superintendent Contract:

Resolution 171221R05: Renewing a Superintendent Services Contract

WHEREAS Metropolitan Toronto Condominium Corporation N^o 1170 (MTCC 1170) has received a request to renew its contract with Dominus Facility Care ("Dominus"); AND,

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

WHEREAS Dominus'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 Superintendent Services Agreement shall remain in full force and effect;

02 effective dates for the renewal-contract shall be 01 January 2018 to 31 December 2020, inclusive of both dates; and,

03 HST-inclusive annual fees, for the first, second, and third years, respectively, shall be \$85,476.82, \$87,186.35, and \$88,930.08.

Scott Froebe/James Louttit — Carried

(c) Receiving Reports as Information:

Resolution 171221R06: Receiving *Ad Hoc* Committees' Reports as Information

WHEREAS MTCC 1170 has received two reports during Meeting 171221R; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 responds 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 #180123R: 1800h on Tuesday 23 January 2018.

16 Motion for Adjournment

Resolution 171221R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 171221R at 1810h on Thursday 21 December 2017.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

Secretary: Sheila Sproule