



THE METROPOLE

27 January 2011

Minutes of MTCC 1170 Meeting Number 110127R — Held on 27 January 2011

Present: Board — Keith Bricknell, Scott Froebe, and Nives Malara; and, ICC Property Management — Nancy Bijelic

Regrets: Sylvia Furlong and James Louttit

01 Call to Order: Keith Bricknell called the meeting to order at 6.32pm.

02 Adoption of Agenda and Additions:

Resolution 110127R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 110127R, as presented.

Nives Malara/Scott Froebe — Carried

03 Temporary Re-allocation of Officers' Duties: Scott Froebe graciously accepted appointment as Acting Corporate Secretary.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 110127R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 101220R, as presented.

Scott Froebe/Nives Malara — Carried

05 Administrative and Security Reports:

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

(i) Ratification of Prior Consensus-Items: Directors acknowledged receiving Notice of Motion herein for February 2011's Regular Meeting.

(ii) Bell Television &/or Bell ExpressVu: Having previously reviewed MTCC 1170's By-Law #7 and Section 12(e) of the Minutes for Meeting 080529R, Directors agreed that Bell may rent the 5th Floor Lounge on 21st and 22nd February 2011 to market "Bell Fibe TV", but only to MTCC 1170's residents.

(iii) YTD Financials: Directors commented briefly on Fiscal 2009-2010's Financials and Fiscal 2010-2011's YTD Financials to 31 December 2010.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 110127R03: 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 2011, ICC's rendering of MTCC 1170's unaudited Financial Statements for the periods 01 December 2009 to 30 November 2010 and 01 December 2010 to 31 December 2010, and the Front Desk Security Report for the period 12 December 2010 to 15 January 2011.

Nives Malara/Scott Froebe — Carried

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

- (a) Elevators — Machine-Guard Installation: Directors accepted Solucore's recommendation to proceed with installation according to existing Provincial guidelines. A ratifying motion, as to final costs, will occur on presentation of the invoice(s).
- (b) Elevators — Door Operators: Bid-acceptance will end no later than 31 January 2011. The opening of sealed bids will ensue immediately.
- (c) Garages' Water-Penetration: Management reported that bidding contractors' completed their initial site-visit on 26 January 2011.
- (d) Leaky Washing Machines: Directors further discussed Section 92 of the *Condominium Act*. Additionally, Directors discussed remedies available via Section 117 of the *Condominium Act*. Finally, Directors agreed that Management should continue motivating units' owners to retire/repair their units' faulty appliances.
- (e) Dryers' Exhaust-Duct Lint Traps — Replacement by MTCC 1170: Given the existing systems' design-related and installation-related limitations, Directors agreed that replacement lint-filters should be a more robust version of the original filters. Improvements should include more robust perimeter-gasket seals on the Plexiglas, as well as screen-material that has a selvedge (or something similar) to prevent fraying, eventual blow-by of lint-particles, and consequent damage to dryers' external exhaust-duct fans. A ratifying motion, as to final costs, will occur on presentation of the invoice(s).
- (f) Documentation and Enforcement: Directors discussed their requested revisions of, and input into, the content and format of letters that the Management Office sends to units that violate the *Condominium Act* and/or MTCC 1170's governing documents.
- (g) Modified Signage — King Street Doors: New signage will arrive shortly.
- (h) AGM Item *re* Facilitating Bulk Purchases of Washing Machines: Having researched prevalent single-purchase prices of narrow-format washing machines, Directors concluded that MTCC 1170 should close this file by advising units' owners of Energy Star criteria and of the aforementioned prices.
- (i) AGM Item *re* Owner-Paid Optional Bulk Replacement of Dryers' Drum-Belts: Directors accepted the format that the President presented and agreed to its issuance — pending Management's finalisation of dates and prices.

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 Television &/or Bell ExpressVu: Covered at Section 05(a)(ii) herein.
 - (b) Make-Up Air System: First, Directors reviewed reports and recalculations indicating that the system, as installed, and as currently operated, amply fulfils ASHRAE's and the Building Code's expectations. Then, Directors agreed that Management should continue to monitor individual units whose activities and/or after-market equipment might vitiate the system's ability to supply all units' needs equally and/or equitably.
 - (c) Frequency/Amount of Reserve Fund Transfers to the CIBC Wood Gundy Account: Directors reviewed anticipated liquidity needs *vis à vis* desired interest rates and asked the President to communicate the resulting protocols to ICC.
 - (d) Levying Residents for False Fire Alarms: During the 11 January 2011 alarm (caused when a unit's cooking smoke triggered a corridor alarm), the TFD's attending Fire Captain allegedly told Security that he deemed the incident to be a "false alarm". This characterisation of a fire call leads inevitably to MTCC 1170's being fined \geq \$1,050. Directors agreed with Management's intention to verify the characterisation and, if confirmed, to levy the unit's owner in a manner consistent with cost recovery provisions in (*inter alia*) MTCC 1170's Board Resolution 101028R08.
- 12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.
- 13 Next Committee Meeting: TBD.
- 14 Next Special Meeting: TBD.
- 15 Date of the Next Regular Meeting: 6.30pm on Thursday 24 February 2011 (with regrets, in advance, from the Vice President).
- 16 Motion for Adjournment

Resolution 110127R04: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 110127R at 7.03pm on Thursday 27 January 2011.

Scott Froebe/Nives Malara — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sylvia Furlong"

Secretary: Sylvia Furlong



THE METROPOLE

24 February 2011

Minutes of MTCC 1170 Meeting Number 110224R — Held on 24 February 2011

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

Regrets: Nives Malara

01 Call to Order: Keith Bricknell called the meeting to order at 6.32pm.

02 Adoption of Agenda and Additions:

Resolution 110224R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 110224R, as presented.

Sylvia Furlong/Scott Froebe — Carried

03 Temporary Re-allocation of Officers' Duties: None necessary for Meeting #110224R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 110224R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 110127R, as presented.

Scott Froebe/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) Ratification of Prior Consensus-Items:

Resolution 110224R03: Ratifying Prior Purchases

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

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 ratifies the expenditures described in the attached schedule “Ratification of YTD Prior Consensus Items”.

James Louttit/Sylvia Furlong — Carried

- (ii) YTD Reports and Financials: Directors commented briefly on Fiscal 2010-2011’s YTD Financials, and on aspects of the Incident Reports. Directors agreed that Management and the President should continue developing protocols to assist Security with amelioration and/or enforcement in delicate situations; for example, no-contact orders, *etc.*

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 110224R04: 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 2011, ICC’s rendering of MTCC 1170’s unaudited Financial Statements for the period 01 December 2010 to 31 January 2011, and the Front Desk Security Report for the period 16 January 2011 to 14 February 2011.

Sylvia Furlong/James Louttit — Carried

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

- (a) Elevators — Machine-Guard Installation: During Regular Meeting #110127R, Directors accepted Solucore’s recommendation to proceed with installation according to existing Provincial guidelines. Further to that prior decision, Directors accepted Solucore’s “Elevator Machine Guarding Upgrade Proposal” dated 18 February 2011. A ratifying motion, as to eventual costs of the Proposal, will occur on presentation of the final invoice. Directors noted that compliance with Provincial guidelines could have implications for ongoing maintenance costs. Therefore, an efficient design, as regards dismantling and remounting safety-guards, before and after maintenance procedures, will be crucial for containing ongoing costs.
- (b) Elevators — Door Operators: Having discussed Solucore’s analysis of bids from four qualified suppliers, Directors awarded the replacement-contract to ThyssenKrupp Elevator (TKE). A ratifying motion, as to eventual costs of the renovation, will occur on presentation of the final invoice (but only after Solucore’s inspection and approval of completed work).
- (c) Garages’ Water-Penetration: Sealed bids will shortly be available — for formal opening, and for distribution to Directors.
- (d) Dryers’ Lint-Trap Inspection — Owner-Paid Options: Management reported that 93 Units requested the dryer drive-belt replacement option; 51, the steel-clad hose option.
- (e) Documentation and Enforcement: The President continues to work with Management on refinement of first-instance letters to offenders and on variations for event-specific, routine notices.

- (f) AGM Item re Facilitating Bulk Purchases of Washing Machines: Directors agreed that the President should prepare a closure-newsletter for Owners — for delivery at or before AGM 2011.
- (g) Levying Residents for False Fire Alarms: Management continues to seek information and clarification from the TFD — regarding the definition of false alarms **other than** malicious and/or frivolous misuse of pull-stations. In the meantime, Directors agreed that Management should notify Unit-owners who might be at risk of having to reimburse MTCC 1170 for prior alarms that the TFD might eventually define as having been false.

08 Correspondence Requiring Action and/or Response:

- (a) Directors agreed that the President should prepare an initial response to an owner who inquired about installations that have occurred/are occurring in the parking garage.

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: 6.30pm on Thursday 31 March 2011.

16 Motion for Adjournment

Resolution 110224R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 110224R at 6.50pm on Thursday 24 February 2011.

Sylvia Furlong/Scott Froebe — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sylvia Furlong”

Secretary: Sylvia Furlong

Meeting	Subsections	Purchase	Vendor	Pre-Tax Amount	Funds (Operating or Reserve)
090121R	05(a)(v)	Lower Make-Up Air Unit	Johnson Controls	\$ 8 194.00	R
090121R	05(a)(vi)	Elevator #3: Noisy Cab Fan	ThyssenKrupp	\$ 480.00	O
090318R	05(a)(iv)	Remediating Fire System Deficiencies	Brampton Fire	\$ 4 127.73	R
090318R	05(a)(vii)	Window Washing	H Breiter Window Cleaning	\$ 5 080.00	O
090415R	05(a)(ii)	Carpet Cleaning	MM&G	\$ 1 700.00	O
090520R	05(a)(ii)	Annual Flowers	Fedak	\$ 2 500.00	O
090520R	05(a)(ii)	Chemical Treatment Feed System	Johnson Controls	\$ 2 746.00	R
090520R	05(a)(iv)	Reviewing a Contractor's Recommendations	Trow	\$ 3 200.00	R
090630R	06(a)(ii)	Quasi-Gazebo/Arbour/Bower	Fedak	\$ 1 596.00	O
090722R	08(a)	Main Fan-Coil Condensate Risers - clean out	Jermark	\$ 8 184.00	O
		Installation of clean outs	Jermark	\$ 4 350.00	O
090722R	08(b)	Elevators: Pit Ladders	ThyssenKrupp	\$ 1 600.00	O
090819R	05(a)(iv)	Lobby Dome Cameras	Gladius Property Defender	\$ 1 911.00	O
090923R	05(a)(ii)	Report on Garages' Water-Leakage	Trow	\$ 8 032.50	R
090923R & 091028R	Respectively, 07(d) & 07(d)	Swimming Pool Maintenance and Water Treatment: Salt Water	Superior Pool	\$ 4 480.00	R
090923R & 091028R	Respectively, 07(d) & 07(d)	Swimming Pool Maintenance and Water Treatment: Plumbing	Jermark	\$ 12 016.47	R
091125R	05(a)(ii)	Organic Waste Collection	Quality Chemical	\$ 1 490.00	O
091125R	07(d)	Swimming Pool Maintenance: Tiling	Superior Pool	\$ 34 640.00	R
100324R	07(a)	King St Doors: Stainless Steel Protectors	Hi Lon Glass	\$ 900.00	O
100623R	12(a)	G20: Costs of Additional Security Staff	G4 Security	\$ 2 937.50	O
100623R	12(a)	G20: King St Doors' Protective Film	Convenience Group	\$ 5 100.00	O
100623R	12(a)	G20: Protective Hoardings	K.S Painting	\$ 11 900.00	O
100721R & 100831R	Respectively, 12(e)(iii) & 07(j)	Exercise Room: Replace Existing Stationary Bicycle	Advantage Fitness	\$ 2 650.95	R
100721R & 100831R	Respectively, 12(e)(iv) & 07(j)	Exercise Room: Acquire Recumbent Stationary Bicycle	Advantage Fitness	\$ 2 969.02	O
			Pre-Tax Total	\$132 785.17	
			Pre-Tax Operating Fund	\$ 52 697.52	
			Pre-Tax Reserve Fund	\$ 80 087.65	
			Checksum Total	\$132 785.17	
			G20 Costs (Part of "Operating")	\$ 19 937.50	
			G20 Costs as % of "Operating"	37.83%	



THE METROPOLE

31 March 2011

Minutes of MTCC 1170 Meeting Number 110331R — Held on 31 March 2011

Present: Board — Keith Bricknell, Scott Froebe, Sylvia Furlong, and James Louttit; and, ICC Property Management — Nancy Bijelic

Regrets: Nives Malara

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

02 Adoption of Agenda and Additions:

Resolution 110331R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 110331R, as presented.

James Louttit/Sylvia Furlong — Carried

03 Temporary Re-allocation of Officers' Duties: None necessary for Meeting #110331R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 110331R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 110224R, as presented.

Scott Froebe/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) *Ex Gratia* Assumption of Utility Costs: Management advised Directors about a recent interruption of gas-related services — for installation of an additional gas meter. The additional gas meter reflects a commercial property's voluntary assumption of gas-costs — reflecting that property's re-purposing for food services. (*At MTCC 1170's inception, commercial properties paid utility back-charges only for electricity and water.*) Directors expressed appreciation for the aforementioned voluntary assumption of costs and asked Management to research all implications/ramifications thereof.

(ii) Electrical Preventive Maintenance: Management reported that the contractor found no anomalies. Directors will be receiving copies of the contractor's report and thermography results.

- (iii) YTD Reports and Financials: Directors commented briefly on Fiscal 2010-2011's YTD Financials, and on aspects of the Incident Reports. Directors asked Management to revise procedures for refunding deposit-fees after moves-in and moves-out, and/or after returning borrowed equipment. Directors also asked Management to report on the carts and/or hand-trucks that MTCC 1170 lends to residents and/or might choose to make available.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 110331R03: 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 2011, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2010 to 28 February 2011, and the Front Desk Security Report for the period 15 February 2011 to 14 March 2011.

James Louttit/Scott Froebe — Carried

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

- (a) Elevators — Machine-Guard Installation: Specifications will likely be available sometime next week.
- (b) Elevators — Door Operators: The replacement schedule is pending.
- (c) Garages' Water-Penetration: Having discussed Building Sciences' analysis of bids from five qualified bidders, Directors awarded the contract to Alliance Restoration Ltd for \$307,118.41. A ratifying motion, as to actual costs (acknowledging the possibility of change-orders that Building Sciences might recommend), will occur on receipt of the final invoice.
- (d) Dryers' Lint-Trap Inspection — Owner-Paid Options: Management reported no anomalies during the inspection-process. Final uptake of optional owner-paid services was 90 Units for the dryer drive-belt replacement option; 25, the steel-clad hose option.
- (e) Documentation and Enforcement: Management and the President have nearly completed revisions/refinements of first-instance letters to offenders and on variations for event-specific, routine notices.
- (f) AGM Item re Facilitating Bulk Purchases of Washing Machines: The closure-newsletter for Owners is pending.
- (g) Levying Residents for False Fire Alarms: Management continues to await updates from the TFD.
- (h) Owners' Correspondence *re* Access over Parking Stalls: Directors reviewed all exchanges of correspondence and e-mail. Having done so, Directors asked Corporate Legal Counsel, Management, and the President to continue in their present course of action.

08 Correspondence Requiring Action and/or Response: Dealt with at 07(h) herein.

09 Special Committee Reports: None

- 10 Other Reports: None
- 11 New and/or Brought-Forward Business:
- (a) Commercial Tenant's Request to Communicate an Offer of *Ex Gratia* Hospitality: Directors noted that this request entails weighing residents' right of access to a tangible benefit against their right to privacy. Directors then agreed that Management should do its best to facilitate the request, subject to MTCC 1170's privacy policies/protocols.
 - (b) Communications with the TFTO: Directors agreed that Management and/or the President should contact the TFTO regarding persons whom MTCC 1170 accredits for contacting external entities.
 - (c) Solar Panels: Directors discussed casual communication between the President and an Owner. Directors then asked Management to investigate feasibility and benefits of deploying solar panels on secured, otherwise-unused area(s) of the podium-top and/or tower-top, and/or of leasing the aforementioned area(s) for deployment of solar panels.
- 12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.
- 13 Next Committee Meeting: TBD.
- 14 Next Special Meeting: TBD.
- 15 Date of the Next Regular Meeting: 6.30pm on Thursday 28 April 2011.
- 16 Motion for Adjournment
Resolution 110331R04: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 110331R at 7.15pm on Thursday 31 March 2011.
Scott Froebe/Sylvia Furlong — Carried

"Keith Bricknell"

President: Keith Bricknell

"Scott Froebe"

Acting Secretary: Scott Froebe



THE METROPOLE

28 April 2011

Minutes of MTCC 1170 Meeting Number 110428R — Held on 28 April 2011

- Present: Board — Keith Bricknell, Scott Froebe, and James Louttit; and, ICC Property Management — Aneta Sikorska
- Regrets: Sylvia Furlong and Nives Malara
- 01 Call to Order: Keith Bricknell called the meeting to order at 6.30pm.
- 02 Adoption of Agenda and Additions:
Resolution 110428R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 110428R, as presented.
Scott Froebe/James Louttit — Carried
- 03 Re-allocation of Officers' Duties for Meeting 110428R: Given Sylvia Furlong's absence, Scott Froebe graciously accepted *pro tem* appointment as Secretary.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 110428R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 110331R, 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) Electrical Preventive Inspection:
Resolution 110428R03: Receiving an Electrical Contractor's Report as Information
WHEREAS MTCC 1170 has received Cosmos Electrical Company's Infra-red/Thermographic Report (hereinafter, "Report"); THEREFORE,
BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the above-noted Report as information; AND, FURTHER,
BE IT RESOLVED that MTCC 1170's Board of Directors relies on the Report's indications of "Repair Priority — None" for all of the examined components, such

reliance being pursuant, *inter alia*, to Section 37(3)(b) of the *Condominium Act*.

Scott Froebe/James Louttit — Carried

- (ii) Annual Fire Alarm Testing: Brampton Fire's report is pending.
- (iii) Annual Generator Testing: Harper Generator's report is pending.
- (iv) YTD Financials: Directors briefly discussed Financials to 31 March 2011.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 110428R04: 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 2011, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2010 to 31 March 2011, and the Front Desk Security Report for the period 15 March 2011 to 10 April 2011.

James Louttit/Scott Froebe — Carried

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

(a) Elevators — Machine-Guard Installation:

Resolution 110428R05: Receiving an Engineering Report as Information

Whereas MTCC 1170 has received Solucore's "Tender Document 191286CF RO" (hereinafter, "Tender Document"); therefore,

Be It Resolved that the Board of Directors of MTCC 1170 receives the above-noted Tender Document as information; and, further,

Be It Resolved that MTCC 1170 authorises Management and Solucore to use the above-noted Tender Document as their basis for soliciting bids, pursuant to the Board of Directors' consensus in Section 07(a) of the Minutes for Meeting 110224R.

James Louttit/Scott Froebe — Carried

(b) Elevators — Door Operators: Replacement schedule pending.

(c) Garages' Water-Penetration: Contract pending.

(d) AGM Item *re* Facilitating Bulk Purchases of Washing Machines: Directors agreed that it would be more economical to include this response with AGM 2011's materials.

(e) Levying Residents for False Fire Alarms: Management reported that the TFD had not yet reported on the status of a prior incident. Management also reported that the fire alarm during Easter Weekend 2011 resulted from misuse of a pull-station. The Board asked Management to confirm culpability, to seek cost recovery (to save MTCC 1170 harmless from the incident), and to pursue criminal and/or civil penalties against the person or persons who misused the pull-station.

- (f) Solar Panels: Management awaits expressions of interest from eminently qualified companies that could provide a realistic business case for installing solar panels and/or for leasing space for such panels.
- 08 Correspondence Requiring Action and/or Response: Directors offered suggestions regarding possible responses to e-mail from a resident owner and from an external agency.
- 09 Special Committee Reports: None
- 10 Other Reports: None
- 11 New and/or Brought-Forward Business:

(a) Acceptance of the Auditor's Report:

Resolution 110428R06: Accepting the Auditor's Report

WHEREAS the Board of Directors of MTCC 1170 has received MTCC 1170's audited statements from Daurio & Franklin LLP (Chartered Accountants), for the fiscal year beginning 01 December 2009 and ending 30 November 2010; 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.

James Louttit/Scott Froebe — Carried

(b) Scheduling AGM 2011:

Resolution 110428R07: Scheduling AGM 2011 and Authorising the AGM Package

WHEREAS MTCC 1170's Board of Directors has received and adopted the Corporation's audited financial statements for 01 December 2009 to 30 November 2010 (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 2011") shall commence at 7:30pm on 31 May 2011 (with registration beginning one-half hour earlier);
- (b) AGM 2011'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 2010; and,
 - (ii) a President's Report, in the same general format that MTCC 1170 used for AGM 2010.

(c) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2011.

Scott Froebe/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: 6.30pm on Thursday 26 May 2011.
- 16 Motion for Adjournment

Resolution 110428R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 110428R at 6.47pm on Thursday 28 April 2011.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sylvia Furlong”

Secretary: Sylvia Furlong

Adopted at
Meeting #110526R



THE METROPOLE

31 May 2011

Minutes of MTCC 1170 Meeting Number 110526R — Held on 31 May 2011

Present: Board — Keith Bricknell, Scott Froebe, Sylvia Furlong, and Nives Malara; and, ICC Property Management — Nancy Bijelic & Aneta Sikorska

Regrets: James Louttit

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

02 Adoption of Agenda and Additions:

Resolution 110526R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 110526R, as presented.

Scott Froebe/Sylvia Furlong — Carried

03 Re-allocation of Officers' Duties for Meeting 110526R: Unnecessary for this meeting.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 110526R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 110428R, as presented.

Sylvia Furlong/Scott Froebe — Carried

05 Administrative and Security Reports:

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

- (i) Annual Fire Alarm Testing: Remediation of items on Brampton Fire's deficiency list is necessary for certification (howsoever minor the items are). Directors authorised Management to ask Brampton Fire to proceed with remediation (≈\$6,025). Ratification of final costs will occur following presentation of invoices.

- (ii) Landscaping/Summer Watering:

Resolution 110526R03: Annual Vegetation & Enhancements

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

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall pay \$9,016.00, as enumerated herein, (plus applicable taxes) to Fedak Landscaping to provide the following services:

- (a) \$3,528 (plus applicable taxes) for summer maintenance from 01 May 2011 until 30 November 2011 (inclusive of both dates);
- (b) \$2,988 (plus applicable taxes) for watering from 01 May 2011 until 31 October 2011 (inclusive of both dates);
- (c) \$2,180 (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; AND,
- (d) \$320 (plus applicable taxes) for applying triple mix, as described in the contract.

Scott Froebe/Sylvia Furlong — Carried

- (iii) Cooling Tower Repair: Management reported that the cooling tower's inlet strainer and housing require replacement. Directors authorised Management to ask Johnson Controls to proceed with repairs (≈\$1,700). Ratification of final costs will occur following presentation of invoices.
- (iv) Drain Replacement: Management reported that the cast iron garage drain has cracked at several locations and requires replacement. Directors authorised Management to ask MTB Plumbing to proceed with repairs (≈\$2,750). Ratification of final costs will occur following presentation of invoices.
- (v) YTD Financials: Directors commented on Financials to 30 April 2011.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 110526R04: 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 2011, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2010 to 30 April 2011, and the Front Desk Security Report for the period 10 April 2011 to 08 May 2011.

Sylvia Furlong/Scott Froebe — Carried

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

- (a) Elevators — Machine-Guard Installation: Management and the President reported that they opened sealed tenders on Tuesday 24 May 2011 and forwarded all tenders to Solucore for review/recommendations — not yet available for Meeting 110526R.
- (b) Elevators — Door Operators: Work might commence as early as 13 June 2011, but further scheduling details are still pending.
- (c) Garages' Water-Penetration: Contract details and starting-dates require clarification — because of logistics and a possibly sporadic two-year time-line.
- (d) Levying Residents for False Fire Alarms: Management reported on the TFD's decision about one incident. Information about a second incident was not yet available.

- (e) Solar Panels: Management continues to await information from qualified providers. Additionally, the President reported briefly about condominiums' non-profit status and the possible implications of that status, *vis à vis* being an electricity vendor.
- 08 Correspondence Requiring Action and/or Response: Directors reaffirmed prior e-mailed approval of the President's letter (17 May 2011) to the TFTO. Management provided copies of the TFTO's written response (18 May 2011). Directors noted that the TFTO undertook to address issues that the President had raised on 17 May 2011, and asked Management and Security to continue monitoring any film shoots that occur near MTCC 1170.
- 09 Special Committee Reports: None
- 10 Other Reports: None
- 11 New and/or Brought-Forward Business:
- Resolution 110526R05: Going into Committee of the Whole
- BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 7.03pm.
- Nives Malara/Sylvia Furlong — Carried
- Resolution 110526R06: Rising from Committee of the Whole
- BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 7.17pm.
- Nives Malara/Sylvia Furlong — Carried
- (a) Response to Canvassing: Directors reaffirmed prior e-mailed approval of Corporate Legal Counsel's involvement and authorised written responses regarding canvassing.
- 12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.
- 13 Next Committee Meeting: TBD.
- 14 Next Special Meeting: TBD.
- 15 Date of the Next Regular Meeting: 6.30pm on Thursday 23 June 2011.
- 16 Motion for Adjournment
- Resolution 110526R07: Adjournment
- BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 110526R at 7.20pm on Thursday 31 May 2011.
- Scott Froebe/Nives Malara — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sylvia Furlong"

Secretary: Sylvia Furlong



THE METROPOLE

22 July 2011

Minutes of MTCC 1170 Meeting Number 110623R — Held on 23 June 2011

- Present: Board — Keith Bricknell, Scott Froebe, Sylvia Furlong, and James Louttit; and, ICC Property Management — Nancy Bijelic & Aneta Sikorska
- Regrets: Nives Malara
- 01 Call to Order: Keith Bricknell called the meeting to order at 6.32pm.
- 02 Adoption of Agenda and Additions:
Resolution 110623R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 110623R, as presented.
Sylvia Furlong/Scott Froebe — Carried
- 03 Assignment of Duties:
(a) Corporate Officers: Directors' consensus was to continue the assignment of duties described in Section 04 of the Minutes for Regular Meeting 100721R.
(b) *Pro Tem* Reassignments: Unnecessary for Regular Meeting 110623R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 110623R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 110526R, 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) YTD Financials: Directors commented on Financials to 31 May 2011. Additionally, as regards other reports, Directors asked Management to investigate protocols for gaining access to the cable closets.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 110623R03: 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 2011, ICC's rendering of

MTCC 1170's unaudited Financial Statements for the period 01 December 2010 to 31 May 2011, and the Front Desk Security Report for the period 08 May 2011 to 13 June 2011.

James Louttit/Scott Froebe — Carried

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

- (a) Elevators — Machine-Guard Installation: Directors accepted Solucore Elevator Solutions' recommendation to award the contract to True North Elevator (lowest qualified bidder) for \$25,940. A ratifying motion, as to final costs, will occur on presentation of the invoice.
- (b) Elevators — Door Operators: Scheduling details are still pending.
- (c) Garages' Water-Penetration: Scheduling details are still pending.
- (d) Levying Residents for False Fire Alarms: Management reported on the TFD's decision regarding an incident. A charge-back will be occurring.
- (e) Solar Panels: Management awaits quotes and further information from qualified providers.

08 Correspondence Requiring Action and/or Response: Directors approved Management's and the President's responses to routine inquiries from owners of XX06 and XX05 units.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Biannual Garage Cleaning: Directors discussed issues arising from the June 2011 garage cleaning.
- (b) Some Issues Arising from AGM 2011:
 - (i) Misplacing Garbage and Recyclables: Directors and Management discussed and approved Management's recommended remedial measures.
 - (ii) Failure to Close Saunas' Doors &/or Switch-Off Saunas on Exiting: Existing signage reminds residents of expectations herein. The President also asked Management to investigate an interlock that would switch-off the saunas if users left their doors open.
 - (iii) Welcome Package/Residents' Handbook: Directors agreed that a "Package" or "Handbook" could be helpful, provided that the legal language adequately subordinated any such literature to the Corporation's governing documents. Directors also noted that the governing documents (in searchable format) were already easily accessible at www.mtcc1170.com.
 - (iv) Absence of Hot Water in a Unit: Subsequent investigation indicated that the notifying owner's unit had a faulty bath/shower "mixer" cartridge.
 - (v) 40 Scott Street Notice to Southside Owners: All of MTCC 1170's units have now received a copy of this notice.
 - (vi) Programmable Thermostats: The contractor reports that MTCC 1170's fan-coil units use 120v thermostats. In contrast, programmable thermostats use

24v. Conversion to programmability would require a transformer, additional wiring, a relay for auto-fan operation, and a valve-replacement. All-up cost for the conversion would be about \$800 per suite. The payback period for that expenditure would be far too long to justify the \$800/suite expenditure. (*This investigation should remind everyone that single-dwelling technology is often unsuited to high-rise, multiple-occupancy dwellings.*)

- (vii) Sundry Security Issues: Management has clarified miscellaneous procedural issues from AGM 2011. Additionally, Management has confirmed that the use of higher or “architectural” chairs would unacceptably compromise guards’ ability to view the CCTV screens and access mag-lock and elevator controls. To facilitate residents’ entry during evening rush hours, guards will sometimes work from a standing position.

- 12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.
- 13 Next Committee Meeting: TBD.
- 14 Next Special Meeting: TBD.
- 15 Date of the Next Regular Meeting: 6.30pm on Thursday 28 July 2011.
- 16 Motion for Adjournment

Resolution 110623R04: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 110623R at 7.00pm on Thursday 22 July 2011.

Scott Froebe/Sylvia Furlong — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sylvia Furlong”

Secretary: Sylvia Furlong



THE METROPOLE

21 August 2011

Minutes of MTCC 1170 Meeting Number 110728R — Held on 28 July 2011

Present: Board — Keith Bricknell, Scott Froebe, Sylvia Furlong, James Louttit, and Nives Malara; and, ICC Property Management — Nancy Bijelic & Aneta Sikorska

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.32pm.

02 Adoption of Agenda and Additions:

Resolution 110728R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 110728R, as presented.

James Louttit/Nives Malara — Carried

03 Assignment of Duties:

(a) *Pro Tem* Reassignments: Unnecessary for Regular Meeting 110728R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 110728R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 110623R, as presented.

Sylvia Furlong/Scott Froebe — Carried

05 Administrative and Security Reports:

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

- (i) Loading Dock Door — Replacement: Following discussion of bids, Directors agreed to award the replacement contract to Atlas Overhead Doors (lowest bidder and shortest time frame) for \$9,941.00. A ratifying motion, as to final costs, will occur on presentation of the invoice.
- (ii) Cooling Tower Repairs: Directors asked Management to seek Building Sciences' opinion before they even considered implementing the maintenance contractor's "above-contract" recommendations.
- (iii) Deterrence of Pull-Station Misuse: Directors discussed the fact that non-attributable misuse of pull-stations costs MTCC 1170 \geq \$1,000.00 per incident. Directors then reviewed Brampton Fire's proposal to install deterrent devices on 90 pull-stations. Directors' consensus was to accept the proposal

and to pay the \$12,120 cost from Operating Surplus. A ratifying motion, as to final costs, will occur on presentation of the invoice.

- (iv) Refusal to Comply with Rules Governing Use of the Common Elements: Directors agreed on exclusionary measures that Management could impose between the date of non-compliance and the conclusion of the Board Meeting immediately following the date of non-compliance.
- (v) Security's Role *vis à vis* No-Contact and Custody Orders: Directors asked Management to provide information, on request, to parties involved in the above-noted matters, and to ensure that Security was aware of documentation and admissibility/access issues related to parties named in such matters.
- (vi) YTD Financials: Directors commented on Financials to 30 June 2011.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 110728R03: 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 2011, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2010 to 30 June 2011, and the Front Desk Security Report for the period 14 June 2011 to 13 July 2011.

Nives Malara/James Louttit — Carried

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

- (a) Elevators — Machine-Guard Installation: Installation-date pending.
- (b) Elevators — Door Operators: Installation will begin on 03 August 2011. Directors asked the President to prepare any newsletters necessary for ensuring residents' efficient use of elevators during the installation.
- (c) Garages' Water-Penetration: Although scheduling details are still pending, Management and Directors discussed possible off-site parking venues during repairs.
- (d) Solar Panels: Management reported two contractors' information and advised that further information is pending.
- (e) Matters Arising from Garage Cleaning: Further to Directors' requests for adjustments, Management reported on discussions with the contractor.
- (f) Residents' Handbook: For Directors' subsequent discussion, Management provided a sample of a handbook that ICC Property Management uses in its other buildings.
- (g) Cold Water Pressure Regulating Valve: Management reported that Cordell Mechanicals had addressed an issue that was additional to previously rectified in-suite issues.
- (h) Saunas — Interlock Switch: Management awaits the contractor's research herein.
- (i) Development Issues — Topographic Data: Directors thanked the General Manager for providing topographic data for Victoria, Colborne, Scott, and Wellington Streets.

08 Correspondence Requiring Action and/or Response: Directors affirmed their prior e-mailed agreement regarding Simcoe Day's statutory exemption from MTCC 1170 Rule 10.04.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) Furniture — Lobby and Lounges: Directors reviewed pending commitments described in Section 07 of these Minutes, as well as the Reserve Fund Study's estimates of residual life for all "Interior Finishes" items. To place this agenda-item in a broader context, Directors then asked Management to begin research on over-all replacement costs and strategies.

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

13 Next Committee Meeting: TBD.

14 Next Special Meeting: TBD.

15 Date of the Next Regular Meeting: 6.30pm on Thursday 25 August 2011.

16 Motion for Adjournment

Resolution 110728R04: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 110728R at 7.18pm on Thursday 28 July 2011.

Scott Froebe/Sylvia Furlong — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sylvia Furlong"

Secretary: Sylvia Furlong



THE METROPOLE

26 August 2011

Minutes of MTCC 1170 Meeting Number 110825R — Held on 25 August 2011

Present: Board — Keith Bricknell, Scott Froebe, Sylvia Furlong, and James Louttit (6.55pm); and, ICC Property Management — Nancy Bijelic

Regrets: Nives Malara

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

02 Adoption of Agenda and Additions:

Resolution 110825R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 110825R, as presented.

Sylvia Furlong/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tem* Reassignments: Unnecessary for Regular Meeting 110825R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 110825R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 110728R, as presented.

Scott Froebe/Sylvia Furlong — Carried

Scott Froebe assumed the Chair.

Resolution 110825R03: Directing Management to Provide an Incident Report

WHEREAS MTCC 1170's Board of Directors review Security's incident reports only in exceptional circumstances; AND,

WHEREAS information from a resident owner suggests the existence of exceptional circumstances; THEREFORE,

BE IT RESOLVED that MTCC 1170's Board of Directors require Management to provide the incident report reflected in the sole Code 14.05 notation in the Security Report for the period 14 July 2011 to 08 August 2011.

Keith Bricknell/Sylvia Furlong — Carried

Keith Bricknell resumed the Chair.

Resolution 110825R04: Going into Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 6.38pm.

Sylvia Furlong/Scott Froebe — Carried

Resolution 110825R05: Rising from Committee of the Whole Board

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 6.47pm.

Sylvia Furlong/Scott Froebe — Carried

Scott Froebe assumed the Chair.

Resolution 110825R06: Directing Management to Delete an Incident Report

BE IT RESOLVED that MTCC 1170's Board of Directors require Management to delete the incident report reflected in the sole Code 14.05 notation in the Security Report for the period 14 July 2011 to 08 August 2011, and to amend the aforementioned report to reflect such deletion.

Keith Bricknell/Sylvia Furlong — Carried

Keith Bricknell resumed the Chair.

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) Design Aspects of Corridor Refurbishment: Management provided preliminary information about possible assistance from co-op Interior Design programmes at local tertiary educational institutions. Directors then discussed factors affecting/pre-empting the timing of assistance and refurbishment: non-discretionary maintenance, especially as regards the lower parking garage; and, Reserve Fund Study estimates currently attributing six more years of "normal" life to the carpeting and wall coverings in MTCC 1170's corridors.

(ii) Vegetation Replacement: After many years, vegetation has finally perished in the southeast planter on the Fifth Floor Terrace. Given MTCC 1170's duty to provide vegetation, Directors accepted the contractor's recommendation of hardier perennials and the cost thereof (~\$1,410 plus taxes). A ratifying motion, as to final costs, will occur on presentation of the invoice.

(iii) YTD Financials: Directors commented on Financials to 31 July 2011.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 110825R07: 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 2011, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2010 to 31 July 2011, and the Front Desk Security Report for the

period 14 July 2011 to 08 August 2011 (as amended to reflect MTCC 1170 Resolution 110825R06).

Sylvia Furlong/Scott Froebe — Carried

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

- (a) Loading Dock Door: Atlas has ordered the door. Installation is pending.
- (b) Cooling Tower — Durability Investigation: Directors affirmed Building Sciences' recommendation of DCL Engineering to inspect the cooling tower and Management's decision for the inspection to begin on or about 01 September 2011.
- (c) Cooling Tower — Inlet Strainer: Directors agreed to defer this repair until completion of the inspection described in Section 07(b) of these Minutes. If the consultant recommends undertaking the repair (independently of other issues), Management can still rely on Directors' prior permission to proceed.
- (d) Pull-Station Shielding: Installation began, as scheduled, on 22 August 2011.
- (e) Elevators — Machine-Guard Installation: Directors asked the President to provide an explanatory newsletter when work finally begins. The Board deferred discussion of the President's suggestion to charge installation to Operating Surplus, rather than Reserve.
- (f) Elevators — Door Operators: Directors reaffirmed their prior e-mailed permission for the two newsletters that the President prepared for explaining this work to residents.
- (g) Garages' Water-Penetration: Management intends meeting with Building Sciences and the contractor on 08 September 2011. Discussion of parking logistics will follow.
- (h) Solar Panels: Management provided, and Directors discussed, copies of two contractors' written responses. Management still awaits a third contractor's response.
- (i) Matters Arising from Garage Cleaning: Directors approved Management's resolution of this matter.
- (j) Residents' Handbook: Directors agreed that ICC's onsite personnel should take initial responsibility for interpolating key aspects of MTCC 1170's governing documents and facilities into ICC's generic handbook. The Secretary and the President would then review and finalise the handbook for the Board's review and possible approval.
- (k) Common Element Furniture: Management awaits information, quotes, *etc.*
- (l) Saunas — Interlock Switch: Brampton Fire continues to investigate.

08 Correspondence Requiring Action and/or Response:

- (a) Resident Owner's Inquiry *re* Security Reporting: See Resolutions 110825R06-07.
- (b) Misuse of a Pull Station: Management agreed to seek remedies under CCoC S437.
- (c) Violation of Rule 12.04: Management confirmed that it had issued an "exclusion from the facility" warning to the offending Unit.
- (d) E-Mail from Wood Gundy (previously transmitted): Directors discussed Woody Gundy's warning about interest rate trends and reserve funds' interest rate assumptions —

eg, the adverse effect that falling interest rates could have on all condominium owners' annual contributions.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Recent Elevator Maintenance: Management reported on post-installation adjustments (15-22 August 2011). Solucore can now inspect the completed work.
- (b) Pool Hygiene: Directors discussed a *Toronto Star* article dated 20 August 2011 and examined MTCC 1170's daily pool inspection reports. Directors asked Management to ensure that MTCC 1170's daily reports fully "mirror" the City of Toronto's report-formats, to ensure congruency/comparability of reporting and results.
- (c) DVR Replacement: Given MTCC 1170's current DVRs' age, and the Board's prior agreement regarding replacements, Directors briefly discussed one possible configuration and asked Management to seek and e-mail additional configurations.
- (d) Security Obligations: Directors asked Management to seek information about condominiums' duty to safeguard chattels in Units' exclusive use common elements.
- (e) Elections and Political Canvassing: Directors reiterated that Section 118 of the *Condominium Act* mandates reasonable access for canvassers. Directors also noted that *Ontario's Election Finances Act* defines the "election period" as the period beginning with the issue of the writ for an election and ending on polling day. For this Provincial Election, issue of the writ occurs on 07 September 2011. Thus, canvassing within MTCC 1170 should begin no earlier than 08 September 2011. Prior and ongoing failure to comply with this requirement will trigger complaints to Elections Ontario.

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

13 Next Committee Meeting: TBD.

14 Next Special Meeting: TBD.

15 Date of the Next Regular Meeting: 6.30pm on Thursday 29 September 2011.

16 Motion for Adjournment

Resolution 110825R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 110825R at 7.25pm on Thursday 25 August 2011.

James Louttit/Scott Froebe — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sylvia Furlong"

Secretary: Sylvia Furlong



THE METROPOLE

19 October 2011

Minutes of MTCC 1170 Meeting Number 110929R — Held on 29 September 2011

Present: Board — Keith Bricknell, Scott Froebe, Sylvia Furlong, James Louttit, and Nives Malara; and, ICC Property Management — Nancy Bijelic

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 6.34pm.

02 Adoption of Agenda and Additions:

Resolution 110929R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 110929R, as presented.

James Louttit/Sylvia Furlong — Carried

03 Assignment of Duties:

(a) *Pro Tem* Reassignments: Unnecessary for Regular Meeting 110929R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 110929R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 110825R, as presented.

Nives Malara/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) Interlock Switch for the Saunas: This entails installing switches that will turn saunas' steam-jets off whenever saunas' doors are open. The installation will prevent inadvertent overheating and/or over-humidification of the change-rooms that house the saunas. Directors approved Brampton Fire's quote for ≈\$1,500, plus taxes, for both saunas. A ratifying motion, as to final costs, will occur on presentation of the invoice.

(ii) Rogers Marketing Event: Directors approved Rogers' request to use the 5th Floor Lounge for a "customer appreciation event".

(iii) Financials for 01 December 2010 to 31 August 2011: Directors asked Management to ensure that the GL's distribution of Security costs differentiated

between ongoing Security services (*eg*, Front Desk and “rover”) and specific services (*eg*, Security accompanying contractors, such as during dryer-vent cleaning).

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 110929R03: 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 2011, ICC’s rendering of MTCC 1170’s unaudited Financial Statements for the period 01 December 2010 to 31 August 2011, and the Front Desk Security Report for the period 09 August 2011 to 14 September 2011.

James Louttit/Nives Malara — Carried

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

- (a) Corridor Design: Management is continuing to investigate all tertiary educational institutions’ practicums that might be relevant to MTCC 1170’s needs. Given that this is a long-term project, Directors agreed to defer further discussion (*ie*, to “lay it on the table”) until MTCC 1170 is nearer to the date(s) that the Reserve Fund Study contemplates.
- (b) Cooling Tower — Major Investigation: Management awaits DCL Engineering’s report.
- (c) Cooling Tower — Inlet Strainer: Also pending receipt of DCL Engineering’s report.
- (d) Elevators — Machine-Guard Installation: Directors agreed that the accumulated operating surplus shall bear the entire cost of this safety-related installation. A ratifying motion, as to final costs, will occur on presentation of the invoice.
- (e) Elevators — Door Operators:
 - (i) Directors asked Management why additional adjustments were necessary immediately after installation of the new door operators. Management and the President explained that the TSSA has several levels of certification for elevator mechanics (as well as stipulations within each level). Final and/or additional adjustments require TSSA certification as an EDM-A mechanic (with documented experience on the specific class of elevating device). Thus, final adjustments likely fell to MTCC 1170’s “regular” mechanic(s), rather to the workers brought in only for the installation.
 - (ii) Directors asked Management to start a YTD list and analysis of all instances of unplanned elevator-outages, starting from 01 January 2011. *Inter alia*, the analysis shall include classifications of causes, times and dates, and measurement of per-incident downtime. Herein, the aim will be to differentiate problems caused by door operators from all other causes.
- (f) Garages’ Water-Penetration: Management continues to work with the contractors and the consulting engineer on start-dates, staging, *etc*.

- (g) Solar Panels: Because of the *current* level of “shadowing”, two contractors deemed that MTCC 1170 had inadequate solar exposure to be a feasible lessor of space for solar panels. A third contractor did not even offer to be a lessee, but did offer to sell and install solar panels. Directors and Management agreed to indefinite deferral of any further discussion of this topic.
- (h) Residents’ Handbook: Management is close to being ready to provide a preliminary draft to the Secretary and the President.
- (i) Common Element Furniture: Management presented preliminary information. Directors agreed that the Vice President and the Secretary shall investigate this topic further and report to the Board when they have completed their research.
- (j) Pool Hygiene: Directors approved Management’s revised inspection form, noting that it is fully compliant with the City of Toronto’s current form. Directors also asked Management to check the City’s form periodically, to ensure ongoing compliance.
- (l) DVR Replacement: Directors asked Management to continue researching this topic, and to prioritise issues such as low-temperature CPUs, undemanding operating systems (eg, Linux) that are compatible with low-temperature operation, and efficient video-compression algorithms that better utilise HDD-capacity.
- (m) Security Obligations: Directors agreed that Security *could* assist commercial units if individual guards witnessed offences that occurred during Security’s routine patrols of MTCC 1170’s perimeter. However, Directors also stipulated that commercial units could not otherwise expect to summon Security (*ie*, divert Security from scheduled duties) to deal with offences. In establishing this protocol, Directors noted that the Toronto Police Service (TPS) has primary jurisdiction over offences that typically affect commercial units. Thus, the TPS should usually be commercial units’ first recourse.

08 Correspondence Requiring Action and/or Response:

- (a) E-Mail from the President to the City of Toronto: Directors approved the e-mail and agreed with the President’s opinion that a developer’s traffic study might not fully reflect maximum volumes of traffic and/or congestion in Colborne Street. Further to that agreement, Directors authorised Management and/or the President to adduce CCTV recordings of Colborne Street to the City of Toronto, and (on request) to supply copies of such recordings to a neighbouring condominium.
- (b) Letter from the President to a Departing Guard: Directors approved the President’s farewell letter to a departing guard and complimented him on the letter’s graciousness. Additionally, Directors discussed some issues related to recognising staff on departure.
 - (i) In two prior instances, Directors and Management had hosted “come and go” receptions for guards who were in their tenth year of service when departing. All other departures, before and since, comprised employees with fewer than five years’ service. Directors and Management agreed that the “10th year” criterion should be applicable to any future recognition receptions that MTCC 1170 might contemplate offering.
 - (ii) MTCC 1170 does not have (and has never had) a budget-line for hosting receptions. Therefore, funding for the receptions described in Section 08(b)(i)

supra reflected Management's and Directors' unreimbursed personal contributions (*ie*, at no cost to MTCC 1170's Unit Owners). Certainly, other Unit Owners and/or residents are equally free (on their own initiative) to organise, finance, and host receptions if they wish to recognise departing employees whose service is less than the "10th year" criterion.

- (iii) Even if MTCC 1170 were to have a budget-line for receptions, Directors would have to consider all possible implications of Section 56(2) of the *Condominium Act* — as regards this Section's impact on Directors' attendance (and consumption of "goodies") at a reception funded from CE contributions.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Low-Flow Showerhead Offer: Directors agreed that Management could facilitate Enbridge's offer, but that Unit Owners' acceptance thereof is purely voluntary.
- (b) Update on the Community Consultation Meeting on 14 September 2011: The President reported on his attendance, on his research, and on additional information available at the SLNA's Regular Meeting on 28 September 2011 (please see Appendix One).
- (c) Parking Garage Ventilation: Management awaits reports from Trow/Exp.
- (d) Budget 2011-2012: Management will provide preliminary figures early in October, to allow the preliminary discussion and/or Committee meetings necessary for disposal of this item during Meeting 111027R.

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

13 Next Committee Meeting: TBD.

14 Next Special Meeting: TBD.

15 Date of the Next Regular Meeting: 6.30pm on Thursday 27 October 2011.

16 Motion for Adjournment

Resolution 110929R04: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 110929R at 7.25pm on Thursday 29 September 2011.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sylvia Furlong"

Secretary: Sylvia Furlong

Appendix One: Reflecting Section 11.00(b) of the Minutes

- 01 **Overview:** The developer's presentation was comprehensive and competent — *re* content and manner of presentation. For example, “shadow studies” were thorough — with the apparent aim of addressing the neighbourhood's concerns about Berczy Park. Proposed streetscape enhancements (Wellington Street) and apparent compliance with the City's “tall buildings strategy” appeared to address at least some of the City Planning Department's usual concerns. Possible methodological issues were apparent only in the traffic study's selectivity and/or brevity. Thus, this is an area where MTCC 1170's Colborne Street CCTV camera will be crucial in attempting to influence the proposed building's final design. MTCC 1170 must ensure that the City considers videographic evidence alongside the developer's static traffic study.
- 02 **Audience Responses:** Predictably, some questions reflected general concerns about Section 37 benefits, provision of suites large enough to accommodate families with children, additional burden on infrastructure, impact on street-parking, increases in pedestrian and vehicular traffic, *etc.* Equally predictably, some questions reflected concerns about loss of light, privacy, and view. To some extent, these questions reflected first-timers' lack of experience with legal precedent and/or prior zoning decisions for the area between Yonge and Scott Streets. (Subsequent sections of this Appendix address that lack of experience.)
- 03 **Timelines:** The developer will take possession of 40 Scott Street “...at the end of March 2012...”, and hopes to begin demolition “...by the end of December 2012...” Presumably, the developer is confident that the Committee of Adjustment and/or City Council will speedily grant the requested variances. This implies that the developer is optimistic that the variances are relatively minor, and that approval can be devoid of controversy.
- 04 **Significance of the Height Variance:** Without seeking any permission whatsoever, the developer *could* erect a 76-metre building on the site. This is, after all, the allowable height for the area between Yonge and Scott Streets. A 76-metre building would be 23 to 25 storeys tall. Built to the site's full footprint, it could adversely affect all of MTCC 1170's south-facing suites — as regards view and light. Instead, the developer is proposing a podium two storeys shorter than the existing building and a tall, tapering tower at the east end of the podium. A tall, slender, tapering tower (as described) *might* have less visual impact on MTCC 1170 than a wide 23-25 storey building might.
- 05 **Significance of the Total Density Variance:** As the City's report says, “The maximum permitted total density for the site is 12.0 times the lot area.” The developer alleges that the requested variance is “only” 14.0 times the lot area — probably reflecting the slender tower. How significant an increase is this? The developer reminded the audience that the City has already granted 14.0 and larger densities for neighbouring lots whose previous allowable density had been as little as 4.0 times the lot area. Having previously granted variances from 4.0 to 14.0, the City *might* have limited itself *vis à vis* this developer's request to go from 12.0 to 14.0.
- 06 **Legal Issue #1 — Right to Light:** Section 33 of Ontario's *Real Property Limitations Act* says, “No person shall acquire a right by prescription to the access and use of light or to the access and use of air to or for any dwelling-house, work-shop or other building, but this section does not apply to any such right acquired by twenty years use before the 5th day of

March, 1880. R.S.O. 1990, c. L.15, s. 33.” Presumably, the Putnam Case (1978) continues to be the leading case supporting Section 33. The *Act* is available at the following site:
http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90115_e.htm#BK32

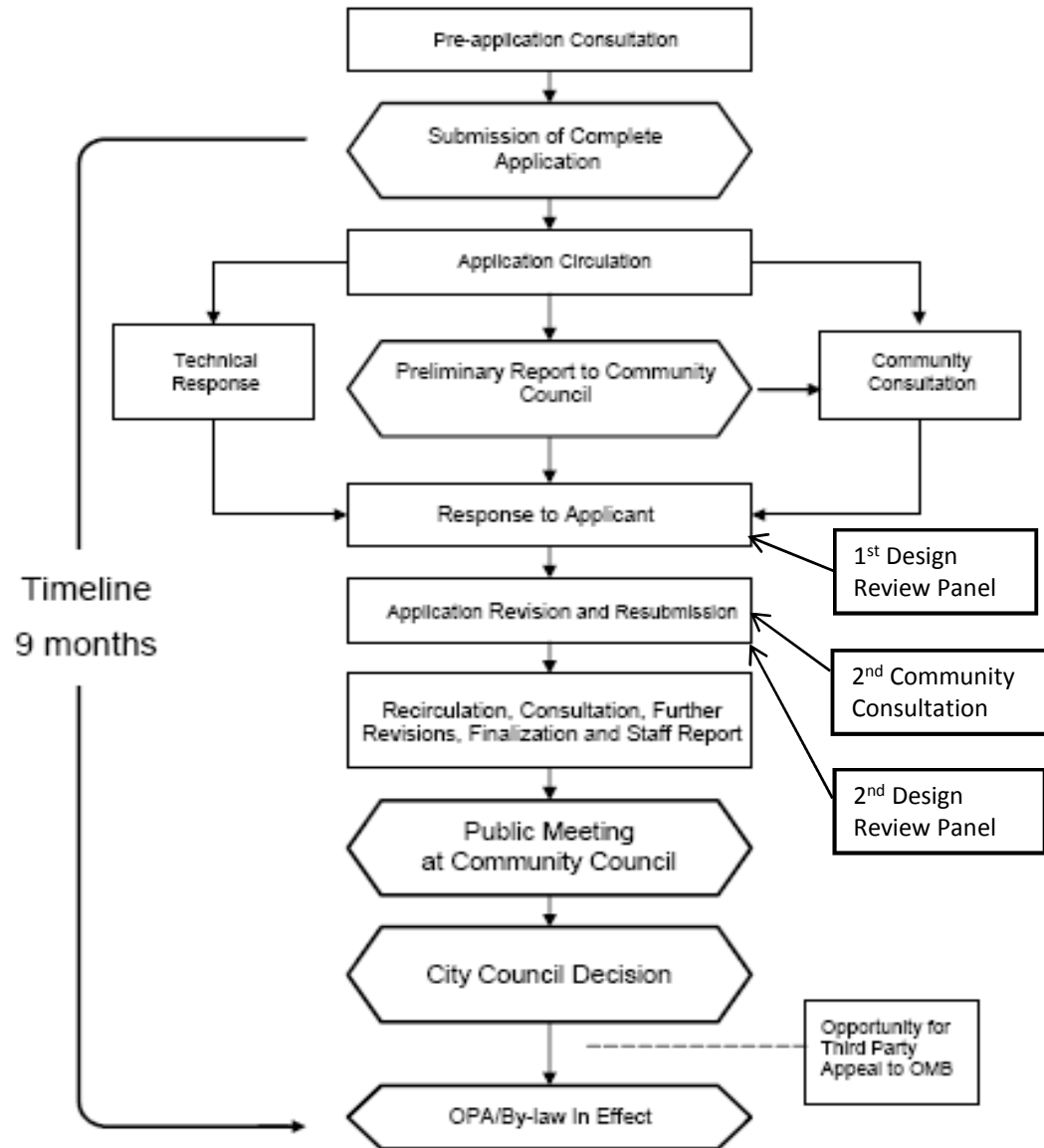
- 07 **Legal Issue #2 — Right to a View:** Given Canada’s inheritance of British legal precedents, extinction of the right to a view occurred long ago, “At common law, the right must be clear and prescribed; an undefined or vague right (such as a right to view, or a right of privacy) cannot constitute the subject of an easement: ‘there is no such right known to law as a right to a prospect or view; see *Bland v Moseley* (1587), cited in *Aldred’s Case* (1610) 9 Co Rep at p. 57b’, *Phipps v Pears* [1965] 1 QB 76, 83, [1964] 2 All ER 35, 37 (CA) (*Harris v De Pinna* (1886) 33 Ch D 238, 249–50)”. Blackstone confirms this point in his *Commentaries*, “But depriving one of a mere matter of pleasure, as of a fine prospect, by building a wall, or the like; this, as it abridges nothing really convenient or necessary, is no injury to the sufferer, and is therefore not an actionable nuisance.” Sources follow:
http://realestatedefined.com/html/sample_terms/easement.html
<http://ebooks.adelaide.edu.au/b/blackstone/william/comment/book3.13.html>

In Section 07, note the wording, “...cannot constitute the subject of an easement...” This is significant because it speaks to the allowable basis of one property owner’s request to limit another property owner’s use of her/his land and air rights. Loss of a view is unlikely to be a sufficient basis for imposing a limitation (*ie*, for granting an easement which is, by definition, a limitation). This sort of case law and precedent makes it difficult for a Committee of Adjustment to use loss of a view as the basis for refusing a variance — especially when the City has already granted variances that are more significant. (For other examples of blocked views, MTCC 1170’s residents might wish to look at the clutch of condominium buildings west of Yonge Street in the area between Front Street and Queen’s Quay.)

- 08 **Additional Materials:** This Appendix’s last page comprises a flow-chart of the process that developers must follow when seeking approval of their projects.

The Planning Process

Official Plan Amendments, Zoning By-law Amendments and Combined Applications





THE METROPOLE

27 October 2011

Minutes of MTCC 1170 Meeting Number 111027R — Held on 27 October 2011

Present: Board — Keith Bricknell, Scott Froebe, Sylvia Furlong, James Louttit, and Nives Malara; and, ICC Property Management — Nancy Bijelic

Regrets: None

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

02 Adoption of Agenda and Additions:

Resolution 111027R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 111027R, as presented.

James Louttit/Sylvia Furlong — Carried

03 Assignment of Duties:

(a) *Pro Tem* Reassignments: Unnecessary for Regular Meeting 111027R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 111027R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 110929R, as presented.

Scott Froebe/Sylvia Furlong — Carried

05 Administrative and Security Reports:

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

(i) Cooling Tower Repairs: See Section 07(a).

(ii) Exterior Glass Blocks — XX05 Riser: Directors agreed that MTCC 1170 has a duty to repair/remediate. Directors also asked for a written copy of Exp's assessment (including photographs), to assist their decision as to whether additional preventive measures might be appropriate.

(iii) Financials for 01 December 2010 to 30 September 2011: Directors commented briefly on the YTD Financials.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 111027R03: 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 2011, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2010 to 30 September 2011, and the Front Desk Security Report for the period 14 September 2011 to 09 October 2011.

Nives Malara/James Louttit — Carried

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

- (a) Cooling Tower — Major Investigation: Directors reviewed DCL Engineering's preliminary report and agreed that DCL and Johnson Controls would have to provide additional information before a repair-or-replace decision would be possible. Directors also asked Management to communicate with DCL, Johnson Controls, and the Superintendent regarding best practices for operating and maintaining cooling towers. A motion to receive the report(s) will occur on presentation of that additional information.
- (b) Cooling Tower — Inlet Strainer: Pending a decision on Section 07(a).
- (c) Elevators — Operating Log: Directors thanked Management for providing an initial draft of the operating log and suggested additional aspects that the log should report.
- (d) Garages' Water-Penetration: Remediation will likely begin in mid-January 2012. Management is working on a schedule for relocating vehicles during remediation.
- (e) Residents' Handbook: The Corporate Secretary commented briefly on the preliminary draft that Management has provided. Directors thanked Management for the draft, and thanked the Corporate Secretary for her ongoing involvement in this project.
- (f) DVR Replacement: Management provided an additional, but incomplete, quote. Directors asked Management to get clarification sufficient for comparisons.

08 Correspondence Requiring Action and/or Response:

- (a) Storage of Items on Top of Lockers: Directors authorised the issuance of a newsletter, re-explaining to residents why condominiums forbid storage of items on top of lockers.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Budget 2011-2012:

Resolution 111027R04: Authorising a Transfer from the 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 2011 and ending 30 November 2012, inclusive of both dates (hereinafter, “Fiscal 2011-2012”):

- 01 MTCC 1170 requires its accumulated surplus to remain at no less than 3.5% of the Total Budget (Operating Budget plus Reserve Fund Contribution);
- 02 if Fiscal 2011-2012’s utility costs exceed relevant budget line(s), MTCC 1170 shall use the difference between Section 01 (above) and Accumulated Surplus to defray only those increased costs that are attributable to higher utility rates per unit of consumption (*inter alia*, kilowatt-hours of electricity, cubic metres of gas, *etc*); AND,
- 03 as and when funds described in Section 02 (above) are insufficient to cover any and/or all costs of utility-consumption, MTCC 1170 shall order a Special Assessment to defray the above-noted shortfall(s); AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise the transfer of \$72,423 from the Accumulated Surplus to the Reserve Fund, effective no earlier than 01 December 2011 and no later than 01 January 2012, to reduce Owners’ Reserve Fund Contributions for Fiscal 2011-2012.

James Louttit/Sylvia Furlong — Carried

Resolution 111027R05: Approval of the Budget for Fiscal 2011-2012

WHEREAS the *Condominium Act* and *Regulations* require condominiums’ boards to assume sole responsibility for passing annual budgets; AND,

WHEREAS the Board of Directors of Metropolitan Toronto Condominium Corporation Number 1170 has received, examined, and discussed recommendations from ICC Property Management personnel; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation Number 1170 authorises the following budget for 01 December 2011 to 30 November 2012 (inclusive of both dates):

- (a) an Operating Budget of \$1,739,014; and,
- (b) a net Reserve Fund Contribution of \$228,520; 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.

James Louttit/Sylvia Furlong — Carried

(b) Suggestions from an External Committee's Chair: The Board responded by agreeing with the External Committee Chair's suggestion, and by offering advice for its implementation.

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

13 Next Committee Meeting: TBD.

14 Next Special Meeting: TBD.

15 Date of the Next Regular Meeting: 6.30pm on Thursday 17 November 2011.

16 Motion for Adjournment

Resolution 111027R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 111027R at 7.30pm on Thursday 27 October 2011.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sylvia Furlong"

Secretary: Sylvia Furlong

Adopted at
Meeting #111117R



THE METROPOLE

17 November 2011

Minutes of MTCC 1170 Meeting Number 111117R — Held on 17 November 2011

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

Regrets: Scott Froebe

01 Call to Order: Keith Bricknell called the meeting to order at 6.47pm.

02 Adoption of Agenda and Additions:

Resolution 111117R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 111117R, as presented.

James Louttit/Sylvia Furlong — Carried

03 Assignment of Duties:

(a) *Pro Tem* Reassignments: Unnecessary for Regular Meeting 111117R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 111117R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 111027R, as presented.

Sylvia Furlong/Nives Malara — Carried

05 Administrative and Security Reports:

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

(i) Insurance:

Resolution 111117R03: Renewing Building and Boiler Insurance

WHEREAS Paisley Manor Insurance has submitted an insurance renewal quotation (“the Quotation”) for providing building, boiler, and machinery coverage to MTCC 1170; AND,

WHEREAS the Quotation includes the following benefits:

01 an increase in coverage of building and Corporate-owned contents from \$105,251,000 to \$110,514,000; and,

02 an increase in per-incident coverage of boiler and machinery from \$105,251,000 to \$110,514,000; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise payment of \$41,740 (plus taxes) to Paisley Manor Insurance for the building premium; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC authorise payment of \$3,497 (plus taxes) to Paisley Manor Insurance for the boiler and machinery premium.
James Louttit/Sylvia Furlong — Carried

(ii) Snow Clearing:

Resolution 111117R04: Awarding a Snow-Removal Contract

BE IT RESOLVED that the Board of Directors of MTCC 1170 awards its Winter Services Contract to Suregreen Landscaping and Snow Removal, subject to the following terms:

(a) Snow-Clearance: \$775.00 per month + HST, for the period 01 November 2011 to 31 March 2012, inclusive of both dates.

James Louttit/Nives Malara — Carried

(iii) Winter Vegetation — Victoria Street Planters:

Resolution 111117R05: Awarding a Winter Décor Contract

BE IT RESOLVED that the Board of Directors of MTCC 1170 awards its Winter Services Contract (Décor) to Fedak Landscaping, subject to the following terms:

(a) Winter Décor — Townhouses' Planters: \$620 + HST for the months not covered by the timelines for MTCC 1170's 2011 and 2012 Summer Services Contract(s) with any successful bidder(s) for the aforementioned Summer Services Contract(s).

James Louttit/Sylvia Furlong — Carried

(iv) Window Cleaning Contract: Directors agreed to defer their decision until at least the December 2011 meeting.

(v) Financials for 01 December 2010 to 31 October 2011: Directors commented briefly on the YTD Financials.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 111117R06: 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 2011, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2010 to 31 October 2011, and the Front Desk Security Report for the period 10 October 2011 to 08 November 2011.

James Louttit/Sylvia Furlong — Carried

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

(a) Cooling Tower — All Items: Management awaits further information from DCL Engineering.

(b) General Aesthetic Refurbishment — All Items: Management reported on discussions with tertiary educational institutions — with the tentative objective of offering a su-

pervised internship to tertiary students at no cost to MTCC 1170. Directors also agreed that aesthetic refurbishment could and should be a co-ordinated multi-year project — to limit the impact on the Reserve Fund in any given year. Finally, Directors agreed to seek expertise among MTCC 1170's owners — again, at no cost to MTCC 1170.

- (c) Elevators — Operating Log: Management showed a sample of a revised reporting log — reflecting Directors' wish to identify causes of admittedly infrequent outages.
- (d) Garages' Water-Penetration: Management provided additional information about external parking spaces for residents' use during remediation.
- (e) Residents' Handbook: The Corporate Secretary reported that this is a work in progress.
- (f) Common Element Furniture: Subsumed under Agenda Item 07(b).
- (g) DVR Replacement: Management provided additional quotes. The President noted that floods in Thailand had adversely affected supply of and prices for HDDs, and suggested deferring replacement until prices stabilised downwards.
- (h) Make-Up Air Heat Exchanger — Lower Floors: Management awaits further information from contractors. The President will participate in meetings with Management and contractors.
- (i) P1 Exhaust Fan Dampers: Management awaits engineers' reports. Additionally, Management will involve the Superintendent and Johnson Controls, and will invite the President to participate in any meetings that might be necessary.
- (j) Smoke/Odour Reports: Directors agreed that Management should ask the Superintendent to assess whether some units are misusing fans, without the awareness that such misuse can contribute to vitiating corridors' pressurisation.

08 Correspondence Requiring Action and/or Response:

- (a) Referral Notice for External Notices: Directors approved the removal, from the elevators, of the external notices that appeared during the weekend of 05-06 November 2011. Directors also approved the "referral notice" that directs residents' attention to external notices posted in the mailroom and/or the corridor to the saunas and exercise room. Finally, Directors agreed to limit the notices that may appear in the elevators .

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:
Sylvia Furlong assumed the Chair.

- (a) Renewing SLNA Membership:

Resolution 11117R07: Renewing 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 2012, 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/James Louttit — Carried

Keith Bricknell resumed the Chair.

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

(d) 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: 6.30pm on Thursday 29 December 2011.

16 Motion for Adjournment

Resolution 11117R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 11117R at 7.38pm on Thursday 17 November 2011.

James Louttit/Sylvia Furlong — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sylvia Furlong"

Secretary: Sylvia Furlong



THE METROPOLE

29 December 2011

Minutes of MTCC 1170 Meeting Number 111229R — Held on 29 December 2011

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

Regrets: Scott Froebe

01 Call to Order: Keith Bricknell called the meeting to order at 7.03pm.

02 Adoption of Agenda and Additions:

Resolution 111229R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 111229R, as presented.

James Louttit/Nives Malara — Carried

03 Assignment of Duties:

(a) *Pro Tem* Reassignments: Unnecessary for Regular Meeting 111229R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 111229R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting(s) Number(s) 111117R, as presented.

Sylvia Furlong/Nives Malara — Carried

05 Administrative and Security Reports:

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

(i) Window Cleaning Contract: Awaiting responses to RfPs.

(ii) Caulking West-Side Glass Blocks: Awaiting specifications.

(iii) Security Services Contract: Before proceeding, Directors discussed the three responses to MTCC 1170's RfP to provide security services.

Resolution 111229R03: 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; THEREFORE,

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

Year 1: from 01 December 2011 to 30 November 2012 — \$276,371.52 + GST;

Year 2: from 01 December 2012 to 30 November 2013 — \$279,820.08 + GST; and,

Year 3: from 01 December 2013 to 30 November 2014 — \$284,002.00 + GST.

James Louttit/Sylvia Furlong — Carried

- (iv) Financials for 01 December 2010 to 30 November 2011: Directors commented briefly on the YTD Financials.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 111229R04: 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 2011, ICC's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2010 to 30 November 2011, and the Front Desk Security Report for the period 09 November 2011 to 11 December 2011.

Nives Malara/Sylvia Furlong — Carried

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

- (a) Cooling Tower — All Items: Management awaits further information.
- (b) General Aesthetic Refurbishment — All Items: Discussions herein will depend on Management's being able to find mutually convenient dates/times for a preliminary meeting between Directors and colleges' design students.
- (c) Elevators — Operating Log: Directors discussed instances from mid-October 2011 to late December 2011 and noted the apparent efficacy of door-operator remediation.
- (d) Garages' Water-Penetration: Directors agreed with Management's suggestion to delay onset of repairs until no earlier than March 2012.
- (e) Residents' Handbook: Pending
- (f) Common Element Furniture: Pending — relative to Section 07(b) of this Agenda.
- (g) DVR Replacement: Pending — in light of the recent rise in HDD prices.
- (h) Make-Up Air Heat Exchangers — All Floors: Directors asked Management to continue working with MTCC 1170's external HVAC contractor, and with *ad hoc* HVAC service-providers. Additionally, Directors asked Management to consult with MTCC 1170's legal counsel about parties' contractual and/or legal obligations herein.
- (i) P1 Exhaust Fan Dampers: Final assessment of adjustments will be possible after resumption of operations in a commercial unit.

- (j) Smoke/Odour Reports — Lower Floors: Without seeking to draw inferences, the President noted that cessation of this problem seemed to coincide with the departure of the “Occupy” group from St James Park.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business: Committee Reports.

- (a) In her oral report, the Vice President noted that December 2011’s Toy Drive was one of MTCC 1170’s most successful (comprising nine large industrial bags full of new toys). MTCC 1170 Staff Fund’s External Chair will need additional information from Management to complete her report for presentation at Meeting 120126R.

Resolution 111229R05: Receiving a Committee Report as Information

WHEREAS MTCC 1170 has received one report during Meeting 111229R; THEREFORE,

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

01 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 her sponsorship thereof.

James Louttit/Sylvia Furlong — 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: 6.30pm on Thursday 26 January 2012.

16 Motion for Adjournment

Resolution 111229R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 111229R at 7.19pm on Thursday 29 December 2011.

Sylvia Furlong/Nives Malara — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sylvia Furlong”

Secretary: Sylvia Furlong