



## THE METROPOLE

22 August 2025

### **Minutes of MTCC 1170 Meeting Number 250819R — Held on 19 August 2025**

Present: Board — Scott Froebe, Marc de Montigny, Sandra Jones, and Nives Malara; and PropertyWright Management: Nancy Bijelic (all by Microsoft Teams).

Regrets: None

00 Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 18:30h.

00a Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 18:52h

01 Call to Order: Scott Froebe called the meeting to order at 18:52h.

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

Resolution 250819R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 250819R as presented.

Sandra Jones/Nives Malara — Carried

03 Assignment of Duties:

(a) Assignment of Corporate Officers' Duties until AGM 2026:

Surname	Given Name	Position
Froebe	Scott	President
de Montigny	Marc	Corporate Secretary
To Remain	Vacant	Vice President
Jones	Sandra	General Manager
Malara	Nives	Treasurer

(b) *Pro Tempore* Reassignments: Unnecessary for Meeting #250819R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 250819R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 250722R, as amended in respect to resignation.

Sandra Jones / Nives Malara — Carried

05 Administrative and Security Reports:

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

(i) Parking Garage Drainage Piping Replacement bidding package: Please refer to Section 11(a) of this Agenda.

- (ii) Discussion of Sundry Reports and YTD Financials: Respectively, 05 July 2025 to 04 August 2025 and 01 December 2024 to 30 June 2025

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 250819R03: 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 2025, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2024 to 31 May 2025 and also the period 01 December 2024 to 30 June 2025, and the Front Desk Security Report for the period 05 July 2025 to 04 August 2025.

Nives Malara/Sandra Jones — Carried

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

(a) Inquiry about Film Companies' Payments to Buildings:

Management Office enquiry revealed no building have received payments for "off premise" inconveniences or temporary blocked access. Item closed.

08 Correspondence Requiring Action and/or Response:

(a) None

09 Special Committee Reports:

(a) None

10 Other Reports:

(a) None

11 New and/or Brought-Forward Business:

(a) Parking Garage Drainage Piping Replacement:

Resolution 250819R04: Parking Garage Drainage Piping Replacement

WHEREAS Building Sciences has provided "Bid Documents for Parking Garage Drainage Piping Replacement Prepared for Metropolitan Toronto Condominium Corporation No. 1170 Located as 7 King Street East Toronto, Ontario" ("Bid Documents") for MTCC 1170's parking garage floors 3, 4 and P1-P3 (inclusive); THEREFORE,

BE IT RESOLVED that the board of Directors of MTCC 1170 receives the analysis as information and approves its use for differentiating among competing bids for the remedial work that the Bid Documents describe; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 directs Management, as might be necessary, to inform and assist Building Sciences in the bid-analysis process.

Sandra Jones/Nives Malara — Carried

(b) Discussion of changes in neighbourhood lighting:

- King Edward Hotel installed bright lights on west side, affecting MTCC 1170's east-facing units.
- Problem persists for several months, noticeable increase in brightness (change in light colour?)
- Affected units: floors 7-16, particularly 14-15

- Multiple attempts to resolve:
  - Direct contact with King Edward Hotel (no response)
  - 311 complaints filed by management
  - Residents advised to file individual 311 complaints
- Historical context: Previous lighting issues with other neighbours (e.g., fire escape) were resolved cooperatively

Management Office requested to draft and send notice to residents re: King Edward Hotel lights; instruct to report to 311 if affected.

12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in folder during the Board meeting: None

13 Date of the Next Meeting(s):

(a) Special Meeting: TBA

(b) Regular Meeting #250923R: 1830h on Tuesday 23 September 2025.

14 Motion for Adjournment

Resolution 250819R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 250819R at 19:12h on Tuesday 19 August 2025.

Nives Malara/ Sandra Jones — Carried



Secretary: Marc de Montigny