



## THE METROPOLE

21 January 2026

### **Minutes of MTCC 1170 Meeting Number 251222R — Held on 22 December 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 19:26h

01 Call to Order: Scott Froebe called the meeting to order at 19:27h.

02 Waiver of Notice, and/or Adoption of Agenda and Additions:  
Resolution 251222R01: Adoption of the Agenda  
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 251222R as presented.  
Sandra Jones/Marc de Montigny — 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 #251222R.

04 Review and Adoption of Previous Meetings' Minutes:  
Resolution 251222R02: Adoption of Minutes  
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 251128R as presented.

Nives Malara / Sandra Jones — Carried

05 Administrative and Security Reports:  
(a) Corporate Officers and/or Management will respond to inquiries regarding items from the Management Report, and from other communications to and/or among Directors.  
(i) Discussion of Sundry Reports and YTD Financials: Respectively, 01 December 2024 to 30 October 2025

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 251222R03: 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 2025, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2024 to 30 October 2025 and the Front Desk Security Report for the period 05 November 2025 to 04 December 2025.

Sandra Jones Nives Malara — Carried

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

(a) None

08 Correspondence Requiring Action and/or Response:

(a) None

09 Special Committee Reports:

(a) None

10 Other Reports:

(a) None

11 New Business:

(a) Resolution 251222R04: Approval of HVAC - Dual Temperature System – Re-treat for Corrosion Protection:

WHEREAS Ambient Mechanical Ltd, has submitted quote number

QUO-33484-L1D3 (“Proposal”) for the corrosion protection re-treatment of the dual temperature system; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise paying Ambient Mechanical Ltd \$3,792.00+HST for completing work that the Proposal describes.

Marc de Montigny / Sandra Jones — Carried

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 Committee Meeting: TBA

14 Date of the Next Special Meeting: TBA

15 Date of the Next Month's Regular Meeting: Wednesday, January 21, 2026 at 1830h

14 Motion for Adjournment

Resolution 251222R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 251222R at 19:30h on Monday 22 December 2025.

Nives Malara / Sandra Jones — Carried

Secretary: Marc de Montigny