



THE METROPOLE

18 February 2026

Minutes of MTCC 1170 Meeting Number 260218R — Held on 18 February 2026

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 18:34h.
- 00a Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 19:06h
- 01 Call to Order: Scott Froebe called the meeting to order at 19:06h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 260218R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 260218R as presented.
Nives Malara/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 #260218R.

- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 260218R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 260126R as presented.

Sandra Jones / Nives Malara — 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 31 December 2025

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 260218R03: 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 2025, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2024 to 31 December 2025 and the Front Desk Security Report for the period 05 January 2026 to 04 February 2026.
Sandra Jones / Marc de Montigny — 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)Garage drainpipe replacement – Replacing the aging garage drainpipes reduces instances of pipe failures and water damage:

WHEREAS Kuch Contracting Ltd., has submitted a bid for the project title
“Parking Garage Drainage Piping Replacement” (“Bid”) for the supply
and installation of new drainpipes within the parking garage floors;
THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorize paying
Kuch Contracting Ltd. \$376,200.00 (plus HST) for completing work
that the Bid describes; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted work shall be from the Reserve Fund.
Sandra Jones / Nives Malara — 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: Tuesday, March 31, 2026, at 1830h

16 Motion for Adjournment

Resolution 260218R04: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 260218R at 19:29h on Wednesday February 18, 2026.

Sandra Jones / Nives Malara — Carried

A handwritten signature in blue ink on a light green background. The signature is cursive and appears to read "Marc de Montigny".

Secretary: Marc de Montigny

Adopted @ Meeting #260331R