July 19, 2026

Minutes of MTCC 1170 Meeting Number 260617R — Held on 17 June 2026

Present: Board — Scott Froebe, Sandra Jones, Marc de Montigny, Nives Malara; Rebecca McTaggart 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 19:10h

01 Call to Order: Scott Froebe called the meeting to order at 19:10h.

02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 260617R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the agenda for Meeting Number 260617R as presented.

Marc de Montigny / Nives Malara — Carried

03 Assignment of Duties:
(a) Assignment of Corporate Officers' duties:

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

(b) *Pro Tempore* Reassignments: None.

04 Review and Adoption of Previous Meetings' Minutes:
Resolution 260617R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 260519R as presented.

Nives Malara / Rebecca McTaggart — Carried

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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) Patio Furniture Refresh - Please refer to Section 11(a) of this Agenda

ii) Social Committee Charter - Please refer to Section 11(b) of this Agenda

iii) Discussion of Sundry Reports and YTD Financials: Respectively, 01 December 2025 to 30 April 2026.

06 Motion to Receive Administrative and Security Reports as Information:
Resolution 260617R03: 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 2026, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2025 to 30 April 2026 and the Front Desk Security Report for the period 05 May 2026 to 04 June 2026.

Marc de Montigny / 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) Patio Furniture Refresh – Acquisition of new patio furniture:

Resolution 260617R04: Patio Furniture Refresh

WHEREAS Owners have identified, during AGM 2026, that the patio furniture had reached the end of life; and management have provided proposed replacement patio furniture; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorize purchasing the following patio furniture: - two (2) 46" tables and eight (8) chairs-

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four (4) lounge chairs and two (2) side tables - coffee table, loveseat, and two (2) chairs for up to $8,500 (plus HST); AND, FURTHER,

BE IT RESOLVED that payment for the above-noted work shall be from the Reserve Fund.

Marc de Montigny / Sandra Jones - Carried

b) Social Committee Charter:

Resolution 260617R05: Social Committee Charter

WHEREAS the Board of Directors of MTCC 1170 wishes to establish a social committee; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 endorse the enclosed social committee charter.

Rebecca McTaggart / 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: TBD

14 Date of the Next Special Meeting: TBD

15 Date of the Next Month's Regular Meeting: Wednesday July 22, 2026, at 1830h

16 Motion for Adjournment

Resolution 260617R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 260617R at 19:15h on Wednesday June 17, 2026.

Nives Malara /Marc de Montigny— Carried

Secretary: Marc de Montigny

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MTCC 1170 - Social Committee Charter

Purpose

The purpose of the Social Committee is to promote a positive sense of community within the condominium corporation by organizing social, recreational, educational, and community-building activities for residents.

The Committee serves in an advisory and volunteer capacity and operates under the direction of the Board of Directors.

1. Objectives

The Social Committee will aim to:

- Foster a welcoming and inclusive community atmosphere;
- Encourage resident engagement and neighbour interaction;
- Organize social and recreational events for residents;
- Promote respectful and positive community relations;
- Support resident communication and participation;
- Enhance resident satisfaction and community spirit.

2. Authority

The Social Committee:

- Is a volunteer advisory committee only;
- Does not possess decision-making authority on behalf of the Corporation;
- Must operate within budgets and guidelines approved by the Board of Directors;
- May make recommendations to the Board for approval.

The Board retains final authority over all committee activities, expenditures, and communications.

3. Membership

Eligibility

Committee members must:

- Be owners or residents in good standing;
- Support the Corporation's rules and policies;
- Conduct themselves respectfully and professionally.

Appointment

Members shall be appointed by the Board of Directors.

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Size

The Committee should ideally consist of:

- 3 to 7 volunteer members.

The Board may appoint:

- A Board liaison;
- A staff or management representative if appropriate.

4. Roles and Responsibilities

Committee Chair

The Chair shall:

- Coordinate meetings and activities;
- Act as liaison with the Board and Management;
- Ensure agendas and plans are organized;
- Assist with event coordination and volunteer assignments.

Committee Members

Members shall:

- Attend meetings regularly;
- Assist with event planning and execution;
- Promote resident participation;
- Respect confidentiality where required;
- Conduct themselves respectfully toward residents and staff.

5. Meetings

- Meetings shall be held as required, typically monthly or quarterly.
- Minutes or summaries may be provided to the Board.
- Meetings may be conducted in person or electronically.

6. Activities and Events

The Committee may organize or recommend:

- Seasonal celebrations
- Holiday events

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- BBQs or community picnics

- Educational seminars
- Wellness or fitness activities
- Coffee socials
- Welcome initiatives for new residents
- Charity or community support events
- Family-friendly activities
- Cultural or multicultural events

All events remain subject to Board approval.

7. Budget and Expenses

- The annual Social Committee budget shall be approved by the Board.
- No expenditures may be incurred without prior authorization.
- The Committee shall make reasonable efforts to control costs and maximize resident participation.

8. Communications

Any notices, newsletters, posters, emails, or social media communications related to committee activities:

- Must be approved by the Board where required;
- Must be distributed through Management
- Must comply with the Corporation’s communication standards;
- Must remain respectful, inclusive, and non-political.

The Committee shall not speak publicly on behalf of the Corporation unless authorized by the Board.

9. Code of Conduct

Committee members are expected to:

- Treat residents, staff, and volunteers respectfully;
- Avoid conflicts of interest (actual and reasonably perceived);
- Maintain confidentiality where appropriate;
- Refrain from gossip, harassment, or disruptive conduct;

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- Support a positive and inclusive environment.

The Board may remove any committee member whose conduct is inconsistent with the Corporation's standards.

10. Insurance and Liability

Committee activities shall comply with the Corporation's insurance requirements and risk management procedures.

The Board may require:

- Waivers,
- Security measures,
- Vendor insurance certificates,
- Event supervision, before approving certain activities.

11. Dissolution or Amendment

The Board of Directors reserves the right to:

- Amend this Charter;
- Suspend committee activities;
- Dissolve the Committee at any time.

Approved by the Board of Directors on: June 17, 2026

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