



## THE METROPOLE

May 19, 2026

### Minutes of MTCC 1170 Meeting Number 260429R — Held on 29 April 2026

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

Regrets: Marc de Montigny

- 00 Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall go into Committee of the Whole at 18:33h.
- 00a Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 18:57
- 01 Call to Order: Scott Froebe called the meeting to order at 18:57h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:  
Resolution 260429R01: Adoption of the Agenda  
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 260429R as presented.  
Nives Malara/Sandra Jones — 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: Nives Malara assumed the role of Secretary for this meeting #260429R in the absence of Marc de Montigny.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 260429R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 260331R 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) By-law No. 14 – “Crane Swing, Parking Future Air Space Use Agreement”: Please refer to Section 11(a)
  - (ii) Spring Windows Cleaning: Please refer to Section 11(b)
  - (iii) Fire-Protection Remediation: Please refer to Section 11(c)
  - (iv) Fire Alarm - Sprinkler Dry Valve Replacement: Please refer to Section 11(d)
  - (v) Human presence detection cameras for garage doors: Please refer to Section 11(e)
  - (vi) Discussion of Sundry Reports and YTD Financials: Respectively, 01 December 2025 to 28 February 2026

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 260429R03: 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 2026, PropertyWright’s rendering of MTCC 1170’s unaudited Financial Statements for the period 01 December 2025 to 31 February 2026 and the Front Desk Security Report for the period 05 March 2026 to 04 April 2026.

Nives Malara /Sandra Jones — 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 260429R04: By-law No. 14 – “Crane Swing, Parking Future Air Space Use Agreement”:

BE IT RESOLVED that the Board of Directors of MTCC 1170 agrees to the contents of the proposed By-Law No. 14, and that it be included in the AGM 2026 package and tabled for adoption in the associated agenda.

Nives Malara / Sandra Jones — Carried

- (b) Resolution 260429R05: Spring Windows Cleaning – Cleaning of exterior window surfaces:

WHEREAS exterior window surfaces get dirty and MTCC1170 performs regular cleaning thereof; THEREFORE,

BE IT RESOLVED the Board of Directors of MTCC 1170 award the Corporation's contract for exterior window-cleaning in spring 2026 to High Park High Rise Window Cleaning, subject to the following terms:

- 01) Price: \$8,000.00 (plus HST); and,
- 02) Scope of Services: Clean all exterior windows and all exterior metal cladding panels; AND, FURTHER,

BE IT RESOLVED that payment for these services, on dates that Management may determine, shall be from the Operating Fund

Sandra Jones / Nives Malara — Carried

- (c) Resolution 260429R06: Fire-Protection Remediation

WHEREAS Regional Fire and Security Systems (“Regional”) has delivered its Annual Fire Inspection Record (“Record”); THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives Regional's Record as information; AND, FURTHER,

BE IT RESOLVED authorizes the following payments from the specified accounts, reflecting Regional's Estimate Numbers (in the sequence as presented by them):

- 01) Estimate #6971 - In-Suite Fire Alarms - \$10,288.00 (plus HST) – Reserve Fund;
- 02) Estimate #6972 - Common Area Fire Alarms - \$17,862.75 (plus HST) – Reserve Fund;
- 03) Estimate #6968 - Lighting Deficiencies - \$560.00 (plus HST) – Operating Fund;
- 04) Estimate #6969 - Fire Extinguisher Deficiencies - \$716.00 (plus HST) – Operating Fund;
- 05) Estimate #6970 - Sprinkler System Deficiencies - \$1,532.00 (plus HST) – Reserve Fund.

Nives Malara/ Sandra Jones — Carried

- (d) Resolution 260429R07: Sprinkler Dry Valve Replacement

WHEREAS Regional Fire and Security Systems, has submitted estimate #7052, for the supply and installation of a replacement sprinkler dry valve; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorize paying Regional Fire and Security Systems \$8,830.25 (plus HST) for completing the work that the estimate describes; AND, FURTHER,

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

Nives Malara/ Sandra Jones — Carried

(e) Resolution 260429R08: Human presence detection cameras for garage doors

WHEREAS Security has requested human presence detecting cameras to enhance the security of the parking garage doors, SMS Security has submitted estimate 72982493, for the supply and installation of two (2) AcuSense LiveGuard CCTV cameras and associated CCTV system monitoring the parking garage doors; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorize paying SMS Security \$10,120.00 (plus HST) for completing the work that the estimate describes; AND, FURTHER,

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

Nives Malara/ 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: Tuesday May 19, 2026, at 1830h

16 Motion for Adjournment

Resolution 260429R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 260429R at 19:11h on Wednesday April 29, 2026.

Nives Malara/ Sandra Jones — Carried

Secretary: Marc de Montigny