



THE METROPOLE

29 August 2024

Minutes of MTCC 1170 Meeting Number 240822R — Held on 29 August 2024

Present: Board — Keith Bricknell, Marc de Montigny, James Louttit; and Nives Malara; and, PropertyWright Management: Nancy Bijelic (all by Microsoft Teams).

Regrets: Scott Froebe

01 Call to Order: Keith Bricknell called the meeting to order at 1840h, with the explanation that unanticipated absence of quorum prevented Meeting #240822R from convening on 22nd August 2024. Nonetheless, tonight's meeting continues with its designation in Section 13(b) of the Minutes for Regular Meeting #240718R.

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

Resolution 240822R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 240822R, as presented.

Marc de Montigny/Nives Malara — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #240822R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 240822R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 240718R, as presented.

Marc de Montigny/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) Affirming Agreement with Corporate Legal Counsel's Recommendations: Please refer to Sections 08(a) and 08(b) of these Minutes.

(ii) Receiving a Report as Information: Please refer to Section 11(a) of these Minutes.

(iii) Third and Fourth Floors' Windows' Investigations: Please refer to Section 11(b) of these Minutes.

(iv) Sundry Reports: Directors commented briefly on the Administrative, and/or Security Reports encompassed in Section 06 of these Minutes.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 240822R03: 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 2024, PropertyWright's rendering

of MTCC 1170's unaudited Financial Statements for the period 01 December 2023 to 30 June 2024, and the Front Desk Security Report for the period 04 July 2024 to 04 August 2024.

Nives Malara/Marc de Montigny — Carried

07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes: None

08 Correspondence Requiring Action and/or Response:

(a) Response to a Resident Owner's Correspondence: The Board affirms its previously emailed agreement with the response that Corporate Legal Counsel recommended and has provided that response to the above-noted resident owner.

(b) Response to the Above-Noted Resident Owner's Additional Correspondence: The Board affirms its previously emailed agreement with the response that Corporate Legal Counsel recommended and has provided that response to the above-noted resident owner.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business: *Keith Bricknell surrendered the Chair to James Louttit.*

(a) Receiving a Report as Information:

Resolution 240822R04: Receiving an Engineering Report as Information

WHEREAS [CodeNext Inc](#) has provided Occupant Load Analysis #24P294 for MTCC 1170's "Cardio Room"; THEREFORE,

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

BE IT RESOLVED that MTCC 1170's Board of Directors requires Management to use the above-noted Occupant Load Analysis as a guideline when recommending acquisition of additional "cardio" equipment; AND, FURTHER,

BE IT RESOLVED that Management should require the Superintendent to take occasional CO2 measurements in the "Cardio Room" when its occupancy-levels are highest and indoor air quality might be lowest.

Keith Bricknell/Nives Malara — Carried

(b) Affirming Sealant Investigation:

. Resolution 240822R05: Affirming Emailed Agreement for a Window-Sealant Investigation

WHEREAS Management has reported the advisability of a window-sealant investigation for MTCC 1170's third and fourth floors; THEREFORE,

BE IT RESOLVED that MTCC 1170 Directors affirm their emailed consent to pay [Kuch Contracting Inc](#) \$3,729.00 (Incl HST) to supply a safety fence and Zoom Boom to facilitate [Building Sciences'](#) investigation and report on the affected areas; AND, FURTHER,

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

Keith Bricknell/Nives Malara — Carried

Keith Bricknell resumed the Chair.

12 Perusal File of Correspondence Received as Information: Received by e-mail.

13 Date of the Next Meeting(s):

(a) Special Meeting: TBA

(b) Regular Meeting #240926R: 1830h on Thursday 26 September 2024.

14 Motion for Adjournment

Resolution 240822R09: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 240822R at 1850h on Thursday 29 August 2024.

James Louttit/Marc de Montigny — Carried

“Keith Bricknell”

“Marc de Montigny”

President: Keith Bricknell

Secretary: Marc de Montigny

Adopted at Meeting #240926R