



THE METROPOLE

22 January 2025

Minutes of MTCC 1170 Meeting Number 250122R — Held on 22 January 2025

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

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 1816h.

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

Resolution 250122R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 250122R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #250122R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 250122R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 241216R, 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) Drainpipes' Replacement: Please refer to Section 11(a) of these Minutes.

(ii) Fire Safety Remediation: Please refer to Section 11(b) of these Minutes.

(iii) Response to Correspondence: Please refer to Section 08(a) of these Minutes.

(iv) *Ad Hoc* Committees' Reports: Please refer to Section 11(c) of these Minutes.

(v) 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 250122R03: 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 January 2025 and the Front Desk Security Report for the period 04 December 2024 to 04 January 2025.

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 an owner's suggestions about seasonal décor in the Main Lobby and offer of assistance therein.

Resolution 250122R04: Receiving a Corporate Officer's Response as Information

WHEREAS MTCC 1170's Board President prepared a draft response to an owner's suggestions and offer of assistance for/with the Main Lobby's seasonal décor; THEREFORE,

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

BE IT RESOLVED that MTCC 1170' authorises the above-noted draft response's attachment to the Minutes of Board Meeting #250122R
Scott Froebe/James Louttit — Carried

09 Special Committee Reports:

- (a) None

10 Other Reports:

- (a) None

11 New and/or Brought-Forward Business:

- (a) Drainpipes' Replacement: *Keith Bricknell surrendered the Chair to James Louttit*

Resolution 250122R05: Authorising Garages' Drainpipe Replacements

WHEREAS garages' drainpipes above one (1) commercial unit have shown indications of leakage; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall pay [Jermark Plumbing and Mechanical Services Ltd](#) \$2,000.00 (+HST) to replace the worn-out cast-iron pipes with more durable [XFR pipe](#); AND, FURTHER,

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

Scott Froebe/Keith Bricknell — Carried

- (b) Fire Safety Remediation:

Resolution 250122R06: Authorising Fire System Remediation

WHEREAS [Regional Fire and Security Systems](#) ("Regional") has identified two additional issues, and Management and the Superintendent concur with Regional's recommendations; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises the following payments from the specified accounts, reflecting Regional Fire's Estimate Numbers (in the sequence as presented by them):

01 Estimate #6055 — [Sprinkler System Repairs](#) — \$8,584.61 (Incl HST) — Reserve Fund; AND

02 Estimate #6049 — [Siamese Connection](#) Upgrade — \$1,994.45 (Incl HST) — Reserve Fund.

Scott Froebe/Keith Bricknell — Carried

- (c) *Ad Hoc* Committees' Reports: *Keith Bricknell resumed the Chair*

Resolution 250122R07: Receiving Reports as Information

WHEREAS MTCC 1170 has received the Toronto Fire Department Toy Drive Chairperson's oral report of December 2024's donation of toys and the Staff Fund Chairperson's written report of the December 2024 distribution of gratuities to onsite workers; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 thanks both Chairpersons for their efforts, receives both Reports as information, and affirms the Staff Fund Chairperson's recommendations for distributions of gratuities described her written Report.

Nives Malara/Marc de Montigny — Carried

12 Perusal File of Correspondence Received as Information

(a) None

13 Date of the Next Meeting(s):

(a) Special Meeting: TBA

(b) Regular Meeting #250220R: 1830h on Thursday 20 February 2025.

14 Motion for Adjournment

Resolution 250122R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 250122R at 1827h on Wednesday 22 January 2025.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Marc de Montigny”

President: Keith Bricknell

Secretary: Marc de Montigny

Adopted at Meeting #250220R



THE METROPOLE

22 January 2025

To: Directors and Management — MTCC 1170
From: Board President — MTCC 1170
Re: Main Lobby — An Owner's Suggested Seasonal Décor

Section 08(a) of Meeting #250122R's the Draft Agenda Package comprises the Board's duty to respond to a resident owner's suggestions for upgrading the Main Lobby's seasonal décor. The resident owner has suggested that the upgrades' *initial cost* would be about \$2,000.00. To put that estimate in context, Fiscal 2024-2025's Operating Budget was \$2,269,548.00. Also, the upgrades' lifespan could be 10 years. Thus, a \$2,000.00 *initial cost* would not be a recurring annual expense.

Cost, however, is not necessarily the sole issue arising from seasonal décor. Human rights and equitable treatment of other owners' beliefs and/or values also deserve consideration.

Fortunately, the decision in [Landau v. Metropolitan Toronto Condominium Corporation #757](#) seems to address the matter:

"The onus is on the applicant to prove her case. She has not provided evidence on which I can find that the decorations in question are religious symbols, nor that the respondent has discriminated against her by unequal recognition of religious holidays. She has, as such, not been able to establish discrimination on the ground of creed."

Additional opinions are available at the following sites:

- ❖ [Can condo corporations put up "Christmas" decorations on common elements?](#)
- ❖ [Holiday Decorations in Condos](#)

The above-noted information aside, an immediate decision is likely unnecessary, given that the "season" in question is 11 months hence. Also, Management cannot yet be aware of events that could push MTCC 1170's Operating Budget for Fiscal 2025-2026 to a "pain-point" wherein an additional ≈\$2,000.00 for seasonal décor could appear frivolous — even if it would be a non-recurring expense...

Thus, without presuming to pre-empt other Director's opinions and/or decisions, I suggest that the Board should thank the owner who offered the suggestion — for the suggestion *per se*, and for the very generous offer of help in arranging seasonal décor, but point out, also, that a decision would be ill-advised at this distance from formulating the budget for Fiscal 2025-2026.

Respectfully submitted

"Keith"

E K Bricknell — Board President