



## THE METROPOLE

03 October 2025

### **Minutes of MTCC 1170 Meeting Number 250918R — Held on 18 September 2025**

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 18:30h.

00a Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 19:02

01 Call to Order: Scott Froebe called the meeting to order at 19:02h.

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

Resolution 250918R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 250918R as presented.

Sandra Jones/Nives Malara — 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 #250918R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 250918R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 250819R.

Nives Malara / Sandra Jones — 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) a) Loading Dock hallway doors – which one opens/unlocked was reversed to the left door to prevent an opening from the dockside of right-door onto someone using the floor garbage shoot.

- b) Loading Dock hallway doors – No cost estimate or feasibility yet to move doors further back towards loading dock area.
- (ii) Discussion re. staff helping residents whilst not putting themselves at risk, e.g. COVID, body strain/lifting injury, etc. Management has contacted a health & safety service company to provide their opinion, guidelines and policies in this respect.
- (iii) Townhouse street/outside lights – All Dusk to Dawn sensors have been installed. Light fixture work remains to be completed

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 250918R03: 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 September 2025, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2024 to 31 July 2025, and the Front Desk Security Report for the period 04 August 2025 to 03 September 2025.

Sandra Jones / 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 and/or Brought-Forward Business:

- (a) Front Lobby new inner-main-door. Discussion as to the city-permit requirement if current doors are replaced with a single larger center-door as planned vs. leaving current doors (mag-locked or not) as extra emergency exits whilst installing new central single door. Management to have further discussions with door provider as to options, additional costs and why the need for a permit surfaced this late in their process.

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 Meeting(s):

- (a) Special Meeting: TBA
- (b) Regular Meeting #251029R: 1830h on Wednesday 29 October 2025.

14 Motion for Adjournment

Resolution 250918R04: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 250918R at 19:23h on Tuesday 19 August 2025.

Nives Malara/ Marc de Montigny — Carried

A handwritten signature in blue ink, appearing to read "Marc de Montigny", is displayed on a light green rectangular background.

Secretary: Marc de Montigny

Adopted at Meeting #251019R