



THE METROPOLE

November 4, 2025

Minutes of MTCC 1170 Meeting Number 251029R — Held on 29 October 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 18:33h.

00a Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 19:18h

01 Call to Order: Scott Froebe called the meeting to order at 19:18h.

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

Resolution 251029R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 251029R 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: Unnecessary for Meeting #251029R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 251029R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 250918R, as amended in respect to resignation.

Sandra Jones / 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) Fiscal 2025-2026's Budget: Please refer to Section 11(a)

(ii) Fire System deficiencies: Please refer to Section 11(b)

- (iii) Elevator Maintenance Inspection: Please refer to Section 11(c)
- (iv) Existing Lobby Interior Glass Doors: Please refer to Section 11(d)
- (v) Heating Boiler #1 Heat Exchanger Cleaning: Please refer to Section 11(e)
- (vi) Upper & Lower MUA Sheaves Replacement: Please refer to Section 11(f)
- (vii) Terrace Stone Power Wash: Please refer to Section 11(g)
- (viii) Reconstituting Ad Hoc Committees and Appointing/Reappointing Chairs: Please refer to Section 11(h)
- (ix) Discussion of Sundry Reports and YTD Financials: Respectively, 01 December 2024 to 31 August 2025.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 251029R03: 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 August 2025 and the Front Desk Security Report for the period 05 August 2025 to 04 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) Owner letter to board re. offering services as interim board-member. Board directed Management to reply to owner.

09 Special Committee Reports:

- (a) None

10 Other Reports:

- (a) None

11 New and/or Brought-Forward Business:

- (a) Fiscal 2025-2026's Budget:

Budget review to be done on November 03 at 3pm with approved via a special Board meeting on November 10, 2025, at 6:30pm

- (b) Resolution 251029R04: **Authorising the Replacement of Exit Lights**

WHEREAS Regional Fire and Security Systems, has submitted Estimate Number 6680 ("Estimate") for replacement of exit lights; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Regional Fire and Security Systems \$8,308.00+HST for completing work that the Estimate describes;
AND,

FURTHER,

BE IT RESOLVED that payment for the above-noted work shall be from the Reserve Fund
Marc de Montigny /Sandra Jones— Carried

(c) Resolution 251029R05: **Authorising an Assessment of the Elevators**

WHEREAS: MTCC 1170 wishes to assess the ongoing maintenance of it's elevators, Solucore, has submitted a proposal titled "Elevator Maintenance Inspection Proposal-MTCC1170 – 7 King St East" ("Proposal") for performing a vertical transportation assessment for the four elevators including: analysis of call backs review 3/6 months data, follow-up review after 90 days, and ride quality analysis using PMT EVA 625; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Solucore \$3,980.00+HST for completing 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

(d) Resolution 251029R06: **Authorising the Retaining of the Existing King Street Doors**

WHEREAS MTCC 1170 wishes to retain egress redundancy while completing the changes to the King Street Doors authorized in Resolution 250320R04; THEREFORE,

BE IT RESOLVED that MTCC 1170 directs management to proceed with the installation of the sliding doors (previously authorized in resolution 250320R04) while maintaining the existing doors in a state of being typically locked but usable as an emergency exit or in other exigent situations

Nives Malara/ Marc de Montigny — Carried

(e) Resolution 251029R07: **Authorising the Cleaning of Heating Boiler #1's Heat Exchanger**

WHEREAS it has been identified that heating boiler #1's heat exchanger requires cleaning, Ambient Mechanical, has submitted quote number QUO-32502-G0S2 ("Quote") for a complete boiler tear down and clean of the heat exchanger of heating boiler #1; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Ambient Mechanical \$4,365.00+HST for completing work that the Quote describes; AND, FURTHER,

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

Sandra Jones /Nives Malara— Carried

(f) Resolution 251029R08: **Authorising the Replacement of Upper
and Lower MUA Sheaves**

WHEREAS it has been identified that sheaves serving the upper and lower MakeUp Air Units (MUA) are worn, Ambient Mechanical, has submitted quote number QUO-32596-Q2Y8 (“Quote”) for replacing the sheaves on both the upper and lower MUA; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Ambient Mechanical \$2,876.17+HST for completing work that the Quote describes; AND, FURTHER,

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

Marc de Montigny / Sandy Jones— Carried

(g) Resolution 251029R09: **Authorising the Power Washing of the Interlocking
Surfaces on the Terraces**

WHEREAS Pristine Property Maintenance Ltd., has submitted Estimate Number EST-2792628 (“Estimate”) for power washing all interlock surfaces on the two terraces (5th floor and Penthouse) to remove dirt, moss, crack weeds and debris and apply grey sand to all joints; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Pristine Property Maintenance Ltd. \$4,485.40+HST for completing 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

(h) Reconstituting Ad Hoc Committees and Appointing/Reappointing Chairs:

Toy Drive : Marc de Montigny
MTCC Staff Fund : Nives Malara

- 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: Budget Approval, November 10 2025 at 6:30pm
(b) Regular Meeting #251128R: 1830h on Friday 28 November 2025.

- 14 Motion for Adjournment

Resolution 251029R10: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 251029R at 19:49h on Wednesday October 29 2025.

Sandra Jones /Nives Malara — Carried

Secretary: Marc de Montigny

Adopted at Meeting #251110S