



THE METROPOLE

November 28 2025

Minutes of MTCC 1170 Special Meeting Number 251110S — Held on 10 November 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 – Not held.
- 00a Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole – Not held
- 01 Call to Order: Scott Froebe called the meeting to order at 18:30h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 251110S01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 251110S 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 #251110S.

04 Review and Adoption of Previous Meetings' Minutes:

As presented, or as amended to reflect errors and/or omissions.

05 Unfinished and/or Brought-Forward Business:

(a) Resolution 251110S 01: **Approving of the 2025-2026 Budget**

WHEREAS the *Condominium Act and Regulations* require condominiums' boards to assume sole responsibility for passing annual budgets; AND,

WHEREAS the Board of Directors of Metropolitan Toronto Condominium Corporation Number 1170 has received, examined, and discussed recommendations from PropertyWright Management's personnel; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation Number 1170 authorises the following budget for 01 December 2025 to 30 November 2026 (inclusive of both dates):

- (a) an Operating Budget of \$2,249,276; and,
- (b) as previously affirmed, vis Board Resolution 240321R04, a Reserve Fund Contribution of \$1,005,792.00; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation Number 1170 authorises the Treasurer, the General Manager, or the President, or any of them, to append materials to distribution-copies of the above-noted Budget, explaining the Budget *per se*, and/or any circumstances that might give rise to a Special Assessment during the above-noted Budget's operating Period.

06 Correspondence Requiring Action and/or Response:

- (a) None

07 New and/or Brought-Forward Business:

- (a) None

08 Next Committee Meeting TBD

09 Next Special Meeting: TBD

10 Date of the Next Meeting(s):
Thursday November 27, 2025

11 Motion for Adjournment

Resolution 251110S 02: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Special Meeting Number 251110S at 18:34h on Monday November 10, 2025..

Nives Malara/ Sandra Jones — Carried

Secretary: Marc de Montigny