



THE METROPOLE

21 December 2025

Minutes of MTCC 1170 Meeting Number 251128R — Held on 28 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 at 18:30h.

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

01 Call to Order: Scott Froebe called the meeting to order at 19:03h.

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

Resolution 251128R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 251128R 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 #251128R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 251128R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 251029R and Meeting Number 251110S as presented.

Sandra Jones / Nives Malara — Carried

05 Administrative and Security Reports:

(a) Corporate Officers and/or Management will respond to inquiries regarding items from the Management Report, and from other communications to and/or among Directors.

(i) Renewal of insurance: Please refer to Section 11(a) of this Agenda

- (ii) EV Charging stations requests: Please refer to Section 11(b) of this Agenda
 - (iii) Discussion of Sundry Reports and YTD Financials: Respectively, 01 December 2024 to 30 September 2025
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 251128R03: 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 October 2025, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2024 to 30 September 2025 and the Front Desk Security Report for the period 05 September 2025 to 04 October 2025.
Nives Malara/Sandra Jones — 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 (a) Resolution 251128R04: Reaffirming Renewal of Insurance.

WHEREAS Condominium Insurance Solutions have submitted an insurance renewal proposal ("the Proposal") of policy number CISP01167 for providing building, boiler, and machinery coverage to MTCC 1170; AND,

WHEREAS the Proposal includes, inter alia, the following terms and PST-inclusive premium:

- 01) coverage of building and Corporate-owned contents at \$159,472,735; AND,
- 02) per-incident coverage of boiler and machinery at \$159,472,735 per incident; AND,
- 03) coverage of 'directors and officers' errors and omissions at \$20,000,000, for a combined annual premium of \$90,705.96 (incl 8% PST); AND,

WHEREAS the Board of Directors of MTCC 1170 provided unanimous emailed approvals; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 affirms the above-noted approvals; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise payment of \$90,705.96 (incl 8% PST) as the sum of premiums described herein to Condominium Insurance Solutions for the coverages also described herein.

Nives Malara/Marc de Montigny — Carried

b) Resolution 251128R05: Approval of Installation of EV Chargers

WHEREAS Owners have made requests, per MTCC 1170s EV policy, for the installation of EV chargers in parking spaces L4 #1, A#33, L4 #49 and C#43; AND,

WHEREAS the submitted requests are compliant with MTCC 1170s EV policy; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorise the installation of the requested EV chargers in a manner compliant with MTCC 1170s EV policy.

Nives Malara/Sandra Jones — Carried

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 #251222R: 1830h on Monday 22 December 2025.

14 Motion for Adjournment

Resolution 251128R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 251128R at 19:13h on Friday 28 November 2025.

Marc de Montigny/ Sandra Jones — Carried



Secretary: Marc de Montigny