



# THE METROPOLE

18 February 2026

## Minutes of MTCC 1170 Meeting Number 260126R — Held on 26 January 2026

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 19:03h

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 260126R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 260126R 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 #260126R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 260126R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 251222R as presented.

Nives Malara / Sandra Jones — 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) Discussion of Sundry Reports and YTD Financials: Respectively, 01 December 2024 to 30 November 2025

06 Motion to Receive Administrative and Security Reports as Information:  
Resolution 260126R03: 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 November 2025, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2024 to 30 November 2025 and the Front Desk Security Report for the period 05 December 2025 to 04 January 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 Business:

(a) Resolution 260126R04: Lobby electrical repairs – Upgrade of electrical outlet plus installation of a baseboard heater

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WHEREAS

Trace Electric, has submitted quote with file number 67302 (“Proposal”) for the supply and installation of new electrical circuits and receptacles in the fire alarm room and security desk; THEREFORE,,

BE IT RESOLVED

That the Board of Directors of MTCC 1170 authorize paying Trace Electric \$7,631.42 (inclusive of HST) for completing work that the Proposal 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

(b)Resolution 260126R05: Trash compactor repairs – Repair of the trash compactor blade and bottom:

WHEREAS Metro Compactor Services Inc., has submitted quote with file number 115048 (“Proposal”) for the repair of the compactor blade and bottom; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorize paying Metro Compactor Services Inc. \$3,365.00+HST for completing work that the Proposal describes;

AND, FURTHER,

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

Nives Malara / Sandra Jones — Carried

(c) Resolution 260126R06: Horizontal drain cleaning – Flushing of the horizontal drains located in the sub-floor:

WHEREAS Jermark Plumbing & Mechanical Services Limited, has submitted quote titled “Re: 7 King Street – Horizontal Line Cleaning Only” and dated 2025 December 15 (“Proposal”) for the pressure cleaning of each main and auxiliary horizontal kitchen stack from the existing cleanouts on the 5th floor crawl space plus the sanitary main out to the street; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorize paying Jermark Plumbing & Mechanical Services Limited \$10,500.00+HST for completing work that the Proposal describes

Sandra Jones / Marc de Montigny — Carried

(d) Resolution 260126R07: Fire alarm testing – Performing the required annual fire alarm testing:

WHEREAS Regional Fire, has submitted proposal number 35892 (Proposal”) for performing the following on the fire alarm system: annual inspection, bi-annual testing of the sprinkler systems, tri-annual full trip test of teh dry spinklers;

THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorize paying Regional Fire \$8,735.00+HST for completing work that the Proposal describes.

Nives Malara / Sandra Jones — Carried

(e) Resolution 260126R08: Windows repairs – Replacement of several windows with failed seals:

WHEREAS Hi-Lon Glass Services Ltd, has submitted quote number NO121329 (“Proposal”) for the removal, and supply and installation (including caulking) of 8 windows;

THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorize paying Hi-Lon Glass Services Ltd \$10,431.39 (inclusive of HST) for completing work that the Proposal describes;

AND, FURTHER,

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

Sandra Jones / Marc de Montigny— Carried

(f) Resolution 260126R09: Intercom (EnterPhone) replacement:

WHEREAS\_ Regional Fire, has submitted estimate number 6649 (“Estimate”) for the removal of the existing TAS-2000 intercom and installation of a new intercom, model TX3 2000 TOUCH-F22-F (option2); THEREFORE, BE IT RESOLVED that the Board of Directors of MTCC 1170 authorize paying \$13,760.00+HST for completing work that the Proposal 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

(g) AGM service provider – Organization and hosting services for AGM 2026:

WHEREAS CondoVoter, has submitted a quote via their January 22, 2026 9:06am email to MTCC1170 (“Proposal”) for providing organizing and hosting services of MTCC1170’s AGM for 2026; THEREFORE, BE IT RESOLVED that the Board of Directors of MTCC 1170 authorize paying CondoVoter \$3,050.00+HST for completing work that the Proposal describes.

Sandra Jones / Nives Malara — Carried

(h) Resolution 260126R10: Ad Hoc committees’ Reports – Receiving reports as information:

WHEREAS MTCC 1170 has received the Toronto Fire Department Toy Drive Chairperson’s oral report of December 2025’s donation of toys and the Staff Fund Chairperson’s written report of the December 2025 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 / 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 Committee Meeting: TBA
- 14 Date of the Next Special Meeting: TBA
- 15 Date of the Next Month's Regular Meeting: Wednesday, February 18, 2026 at 1830h
- 16 Motion for Adjournment  
Resolution 260126R11: Adjournment  
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 260126R at 19:28h on Wednesday January 26, 2026.

Nives Malara / Sandra Jones — Carried

Secretary: Marc de Montigny