



THE METROPOLE

April 28 2026

Minutes of MTCC 1170 Meeting Number 260331R — Held on 31 March 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 18:33h.
- 00a Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall rise from Committee of the Whole at 18:58
- 01 Call to Order: Scott Froebe called the meeting to order at 18:58h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 260331R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 260331R as presented.
Nives Malara/Marc de Montigny — 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 #260331R.

- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 260331R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 260218R 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) Annual General Meeting: Please refer to Section 11(a) of this Agenda
 - (ii) Receiving Auditor's Report: Please refer to Section 11(b) of this Agenda
 - (iii) Fancoil Maintenance: Please refer to Section 11(c) of this Agenda
 - (iv) Statutory notice *re* rule-changes: Please refer to Section 11(d) of this Agenda
 - (v) Discussion of Sundry Reports and YTD Financials: Respectively, 01 December 2025 to 31 January 2026.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 260331R03: 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 January 2026, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2025 to 31 January 2026 and the Front Desk Security Report for the period 05 February 2026 to 04 March 2026.

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 260331R04: Annual General Meeting 2026 – AGM and AGM Package:

BE IT RESOLVED that the Board of Directors of MTCC 1170 agrees to and/or authorises the following:

1. MTCC1170's AGM (hereinafter, "AGM 2026") shall commence at 7:30pm on the 26 May 2026 (with registration beginning one-half hour earlier);
2. MTCC1170 shall employ CondoVoter to solicit proxies, distribute documents, act as scrutineer, and, by all other means necessary, facilitate AGM 2026 as a "hybrid" AGM as previously established in a motion during regular board meeting 260126R;

3. AGM 2026's information package to owners shall include, inter alia, the following items:
 - (i) an information-letter, agenda, proxy-form, and instructions, in the same general format that MTCC1170 used for AGM 2025, but amended, as might be necessary, to reflect the Condominium Act's requirements;
 - (ii) a President's Report; AND,
 - (iii) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2026.

Marc de Montigny / Nives Malara — Carried

(b) Resolution 260331R05: Receiving Auditor's Report:

WHEREAS the Board of Directors of MTCC1170 has received MTCC1170's audited statements from Rapkin Wein LLP, for the fiscal year beginning 01 December 2024 and ending 30 November 2025; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the above-noted audited statements as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC1170 agrees that the above-noted audited statements fairly and truly represent MTCC1170's financial operations during the fiscal year in question.

Nives Malara/ Marc de Montigny — Carried

(c) Resolution 260331R06: Fan coil Maintenance – Maintenance of the in-suite heating and cooling units:

WHEREAS dirty fan coil filters and/or clogged condensate drains impose, respectively, unnecessary utility-costs and/or occasional flooding, along with contributions to poor indoor air quality; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorize a three-year contract with Climanetics Inc, commencing 01 April 2026 and ending on 31 March 2029 and subject to the following condition that the annual cost is \$11,214 (plus HST) per year with no change in price over the term of the contract; AND, FURTHER,

BE IT RESOLVED that payment for these services, on dates that Management may determine, shall be from the Operating Fund.

Nives Malara/ Marc de Montigny — Carried

(d) Statutory Notice *re* Rule-Changes: Remanded to a meeting occurring after the May Annual General Meeting

- 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 April 29, 2026, at 1830h
- 16 Motion for Adjournment
Resolution 260331R07: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 260331R at 19:11h on Tuesday March 31, 2026.

Sandra Jones / Nives Malara — Carried



Secretary: Marc de Montigny

Adopted @ Meeting #260331R