

MTCC No. 600 Minutes of Board Meeting of Tuesday August 29, 2006

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Warren Holder called the meeting to order at 7:00 p.m.

Attendance:

Board Members: Malcolm Broadbent, Warren Holder, Diane Turner

8:00 p.m. - James Dubro - with apologies

Regrets: Greg Geralde

Other Attendees: Terry Whittleton – Suite 3D, William Edwards – Suite 6D, Alan Gracan and Marty Bachand – Suite 6C, Alex Lefter – Superintendent

Later – Dan Marz – Suite 4A, Richard Hildreth – Suite 4B

1. Minutes

- 1.1. Moved to approve the minutes of Thursday June 29, 2006. By Malcolm Broadbent. Seconded by Diane Turner. Unanimous. Carried.

2. Superintendent's Report

- 2.1. Contractors completed the following work during this period:
 - 2.1.1. July 25 – Decor Building Renovation Co. completed the caulking in suites 12B, 10C, 15B, 16A, 16B, 14B.
 - 2.1.2. July 24 – Rogers replaced the power supply unit.
 - 2.1.3. July 14 – Honeywell solved the problem with the AC units in suites 2B, 3B, 4B, 5D and 8A.
 - 2.1.4. July 17 – MTB plumbing cleared the drain in suite 3D.
 - 2.1.5. July 26 – Honeywell replaced the motor for the AC unit in suite 15D.
 - 2.1.6. August 1 – Honeywell replaced the motor for the AC unit in suite PH-B.
 - 2.1.7. August 8 – Lonergan replaced burnt transformer and relays for the automatic doors which solved the problem with short on wiring in conduit.
 - 2.1.8. August 9 – Smart Drain solution checked the condition our kitchen drain with the camera check.
 - 2.1.9. August 10 – Standard Pest Control provided their monthly service.
 - 2.1.10. August 14, 15 – Windows washing completed.
 - 2.1.11. August 15 – Intercon fixed the broken card reader in the south elevator.
 - 2.1.12. August 15 – 17 – Honeywell tried to temporarily repair our chillers.
 - 2.1.13. August 22 - Schindler Elevators repaired the North elevator.

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- 2.1.14. August 23 – Honeywell repaired the AC unit in suite 5B.
- 2.1.15. August 23 – Fitness Depot replaced the lower board for the Treadmill.
- 2.1.16. August 25 – Smart Drain Solution provided the semi-annual routine service.
- 2.1.17. August 29 – Spectrum Carpet Cleaning performed carpet cleaning in the hallways and lobby.
- 2.1.18. August 29 – Intercon replaced the lock on the front door.
- 2.2. The following work was done by the Superintendent:
 - 2.2.1. July 6 – Touch up painting of gazebo on the roof.
 - 2.2.2. July 21 – Fixed the door closer on the front door to the lobby.
 - 2.2.3. July 25 – Resolved problem with the South elevator.
 - 2.2.4. July 31 – Fixed the keypad for the parking gate.
 - 2.2.5. August 9 – Repaired the broken back chain.
 - 2.2.6. August 23 – Patched the pinhole on the hot water riser in suite 3B
- 3. Building Maintenance – Malcolm Broadbent
 - 3.1. Gas Contract with Buying Group – new 3 year contract, Sept.1, 2006 – August 31, 2009. Price has gone from 25 to 34.9 cents/cubic meter + 38%. We budgeted 40 cents/cu. meter or 60% increase. Balance will be taken up by delivery and administration (Interestingly, gas accounts for 65% of total cost while delivery and administration makes up the difference.)
 - 3.2. Electricity – we are averaging 6.25 cents per kwh. This represents an increase of 25% for the year. We budgeted 7 cents or 40% as our projected increase. Actual electric usage represents 57% of the bill – the balance is made up of delivery (transmission), administration, and debt reduction – all of which, like electricity itself, increased.
 - 3.3. Smart Drain Solutions – Signed new 3 year contract (cancellable with 30 days notice by either party) Costs increased 26% from \$860 to \$1,088. Agreement includes free camera inspections twice a year. Twice a year they place an Ecco drain solution into our kitchen stacks. This solution eats through all biodegradable material in the drains.

The following problem has been identified on the second floor. The horizontal pipe leading to the vertical stack is narrower (than the vertical stack) and this can create a backup in sinks on the second floor. Malcolm Broadbent is exploring options for alleviating this situation.
 - 3.4. We purchased 2 sets of cast aluminum dining tables and chairs for the rooftop patio. Each year we will look to add various pieces of furniture/equipment to enhance the attractiveness of the main roof and Recreation Centre.

3.5. Under our purchase guarantee with Southern Exposure we replaced one black flower pot urn on the main roof.

4. Parking Garage Restoration Project – Malcolm Broadbent

4.1. The majority of the mastic laying has been completed. There is much clean-up still to be done, e.g., cleaning of pipes, painting patchwork, rewiring of fire alarm system, etc.

4.2. After all the clean-up has been completed, the garage will be power washed.

4.3. High humidity levels are causing some pipes to drip so Malcolm has requested options for dealing with this situation.

4.4. Now that the lines delineating parking spots have been painted, the rule regarding only one car parked in each spot will be enforced.

5. Above Ground Garage Restoration Project – Malcolm Broadbent

5.1. The earliest starting date will be September 5, 2006.

5.2. On September 2 the back entry will be closed off, however for the holiday weekend, guests will still be able to enter/exit via the breezeway, up until 8:00 a.m. September 5th, 2006.

5.3. All Rabba deliveries will be done at the front of the store on Jarvis Street during the project. Malcolm will be monitoring the effect on our building, e.g., blocking of the driveways. He will also investigate the feasibility of keeping Rabba deliveries at the front rather than through our guest parking lot.

5.4. There will be no guest parking for approximately 9 weeks. This estimate is based on the job progressing on schedule and not running into any unpredictable problems such as undetectable concrete deterioration, etc.

5.5. At times, traffic in and out of the garage will be reduced to one lane in both directions while the interlocking brick portion of the entrance is leveled.

5.6. Malcolm is also looking into options for a new rear entry gate.

5.7. Arrangements have been made with 40 Homewood for parking for the few owners who may need to move their cars out of the garage during the above ground restoration work. These owners will be notified as soon as the details are known.

6. Financial, Legal and Insurance

6.1. Special Assessment – Knowing he would be absent from the meeting, Greg provided a report showing some owners have not yet paid their special assessment, despite the second requests which have been made. Further follow-up will be done where necessary.

6.2. Financial Statement – July 2006 – Deferred to next meeting

7. Owner, Resident and Board Relations – Warren Holder

7.1 – 10B is currently undergoing renovations

8. Other Business

8.1. Violation of Condo rules re Dogs – Warren will contact the owners who are violating the 30 pound maximum weight restriction and/or only one dog per suite rules.

8.2. Status of air conditioning system and repair work done – Malcolm gave an update on the temporary repairs to date and stated that the Board approved a \$7,000 expenditure to make further repairs. It is hoped that this approach will give us a few more years use of our 26 year old chiller, before it must be replaced.

8.3. The Board reviewed the Incident Report for the fire alarm of July 18, 2006. Unfortunately the actual cause of the alarm cannot be determined.

It was noted that it is imperative all residents follow the process described in our Fire Safety Plan, especially regarding evacuation of the building when the alarm sounds.

8.4. Annual Fire Safety Program - Diane Turner will organize our usual information letters, etc., in relation to Fire Safety Month (October), and Malcolm will arrange to coordinate our annual fire drill.

8.5. Update re Break-Ins – Malcolm reported that the doors to Suites 6C and 6D have been replaced and painted. There is some wall damage repair to be done also.

- 8.5.1. Malcolm is gathering information re some suite door safety systems and will make a report to the Board as soon as he has all the necessary details.
- 8.5.2. He has also arranged for the lock and latch on the front entry door to be replaced as well as a new camera, with light adjusting lens for observation of the front door and lobby telephone panel.
- 8.5.3. The existing camera may be placed within the lobby stairwell hallway for monitoring purposes.
- 8.6. In accordance with the Condo Act's stipulations regarding changes to a common element, Suite 6D was given approval to install a security device on the inside frame of their door since this device is not visible from the hall
- 8.7. Concern was raised over the delay in the Board's action to enhance owner protection however, Malcolm stated that once all information was available on internal door security devices and the Board had reviewed same, owners would be made aware of it.
- 8.8. Police Liaison 51 Division and Policing Complaints – James Dubro offered the following for the information of owners and residents. The 51 Division CPLC (Community Police Liaison Committee) meets every third Monday. . One permanent and longtime member of the committee is Judith Stewart 416-861-1395 and she has agreed to accept calls re problems we may have. She says the best contact at 51 division is crew Staff Sgt. Frank Bergen 416-808-5152. The new superintendent at 51 is Jerry Maguire.
- 8.9. Clean Out Traps on Other Floors (in addition to the second floor) – Malcolm Broadbent is getting quotes on the possible installation of clean out traps on the 4th, 9th, and 16th floors.
- 8.10. Breezeway Damage – Warren Holder will circulate the letter from our lawyer so that the Board can determine appropriate action.
- 8.11. Enclosing of Building – An owner expressed his concern re the public's use of our property and a discussion was held re the feasibility of various options for fencing off parts of our property. Malcolm stated that he would request an owner opinion poll conducted to determine interest in doing so.

9. Next Meeting

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9.1. The next meeting was set for Tuesday, September 26, 2006

10. Adjournment

The meeting was adjourned at 8:50 p.m.

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