

MTCC 600 Minutes of Board Meeting of Monday December 14, 2009

Page 1 of 6

Greg Geralde called the meeting to order at 7:00 p.m.

Attendance:

Board Members: Greg Geralde, and Diane Turner in person.

Note – Malcolm Broadbent and André Grenier participated by teleconference.

Other Attendees: Alan Gracan – Suite 6C, William Edwards – Suite 6D, Fred Harman – Suite 9A, Alex Lefter – Superintendent.

Regrets: Warren Holder

Note first part of the meeting was In-Camera in order to review the 2010 Budget as presented by Greg Geralde. Only Board Members were present for this portion of the meeting.

1. 2010 Budget

Greg Geralde presented the Budget for 2010. He walked the Board through all revenues and expenses in a detailed fashion and answered all questions, after which the following motion was made.

Moved to approve and accept the 2010 Budget as presented. By André Grenier. Seconded by Diane Turner. Unanimous. Carried.

At this point the In-Camera section of the meeting ended and the meeting was opened to all owners and residents.

2. Reserve Fund Study

The new Reserve Fund Study conducted by Building Sciences Inc. for the period 2010 to 2015 with an interim review scheduled for 2013, which was distributed prior to the Board Meeting for review, was accepted.

Moved to approve the Reserve Fund Study. By Malcolm Broadbent. Seconded by Greg Geralde. Unanimous. Carried.

3. Minutes

3.1. Moved to approve the minutes of Monday October 5, 2009. By Diane Turner. Seconded by Malcolm Broadbent. Unanimous. Carried.

4. Superintendent's Report

4.1. Contractors completed the following work during this period:

Approved – Tuesday April 20, 2010

MTCC 600 Minutes of Board Meeting of Monday December 14, 2009

Page 2 of 6

- 4.1.1. November 27 - Mainline Plumbing repaired the leak in Rabba's ceiling.
The leak emanated from the common elements.
- 4.1.2. December 9 – Honeywell repaired the heating units in 3C, 4B and 15D.

4.2. By a 10-point scale the Recycling scores by floors are as follows:

- 4.2.1. Floors 4 and 14 the mark is 5
- 4.2.2. Floor 5, 12 and 15 the mark is 7
- 4.2.3. Floors 3, 6, 7, 8, 10, 11 & 16 the mark is 8
- 4.2.4. Floors 2 and 9 the mark is 9

Reason for low scores – The following Non-recyclable items are still being improperly placed in the recycle bins - clear plastic egg cartons and vegetable containers.

5. Building Maintenance – Malcolm Broadbent

- 5.1. Dufferin Iron and Railing Outstanding Gating Proposals - Nothing to report at this time. Still waiting for requested proposals.
- 5.2. Lonergan Alarms - Outer lobby annunciator panel cover has been changed to black for better aesthetics and a new aluminum Fire Safety Plan Box was installed.
- 5.3. Recreation Roof Replacement and East Facing Balconies - This work has now been completed and we are awaiting the sign-off walkabout to be undertaken by Building Sciences and Décor Restoration. They will be accompanied by Board Representative Greg Geralde. The walkabout will determine whether any deficiencies exist and if so, what corrective steps are to be taken.
- 5.4. Breezeway Insurance Reimbursement - We have taken the appropriate \$1,000 deductible write-off and in the unlikely event this should be recovered by our insurer, we will take it into income in the coming year.
- 5.5. Update on Auto-Door Openers for P1 and P2 Elevator Lobby Doors - This project is currently on hold.
- 5.6. Update on Securing Outer Lobby Door - This project is currently on hold.
- 5.7. Update on Lobby Odours originating from Rabba - Contact has yet to be made with CanAm Building Envelope Specialists.
- 5.8. Window Weather Stripping and Roller Replacement - The entire building has now been completed with the only exceptions being those suites for owners who

Approved – Tuesday April 20, 2010

have fixed California shutters which do not allow the necessary access to the windows.

5.9. Compliance to new Municipal By-Laws:

5.9.1. Property Standards 629-19 - Restrictors preventing windows from opening more than 4 inches on operable windows was completed on December 10, 2009 with the exception of 10 windows which will require the suite owners to move the impediments to allow access. Notices will be sent to those suite owners to arrange a suitable time for installation.

5.9.2. Water Supply – By Law 851 calls for the installation of a backflow preventer on our domestic water supply piping to prevent potential contamination of the Municipal Water supply from the building. This work was to be completed by June 30, 2009 however building permits could not be obtained as a result of striking public service workers employees. We are now are moving forward with our Building Engineer but no date has been established for completion as it will require the City to shut off the water to our entire building. Estimated total cost for this project, is in the \$15,000 range.

5.9.3. Replacement of Outer Lobby Grill Carpeting and Inner Lobby Carpeting to Elevator Entrances - The Board discussed replacing all outer and inner lobby carpeting at an expense not to exceed \$7,000.00 as quoted from Multi-T – Matting. The existing carpeting was installed in 1989 as part of the overall main lobby retrofit. Carpet replacement is subject to receiving confirmation from Multi-T that the existing grill can no longer be refitted as this is the major cost component.

5.9.4. The Board also decided to change the opening screen on the Intercon System in the outer lobby to read, “Welcome to 256 Jarvis”.

5.10. Reminders to Owners:

5.10.1. As a result of a recent water leak caused by a rupture to the water supply hose to a bathroom toilet, we are asking all owners to check both their toilets for possible water leakage and if unsure, bring it to the attention of our Building Superintendent for inspection. What might appear as condensation could actually be a water leak. The suite owner is responsible for these water supply hoses and it will be far less expensive for owners to replace them, than it will be for owners to pay the building insurance deductible for water damage caused to other suites.

5.10.2. The Building Code does not allow PVC piping to be installed in high rises. Do Not allow your contractor to install this type of piping in lieu of copper when doing kitchen or bathroom renovations. Owners are being advised by these minutes and in a separate communication which will be issued, that PVC piping melts in a fire and owners should check their piping to ensure only copper piping is used. If not, copper piping should be installed. Owners should ensure future renovations respect this requirement.

6. Financial, Legal and Insurance – Greg Geralde

6.1. Greg presented the 2010 Budget which is calling for a zero increase in maintenance fees for 2010. This was approved during the In-Camera section of this evening's Board Meeting.

6.2. Greg explained a significant factor is keeping 2010 maintenance fees at the 2009 level, was our ability to use existing surpluses from prior years. For elaboration on this point, Greg directed owners to the covering letter he will write when distributing the 2010 Budget.

6.3. Greg also explained the 2010 Budget allowed for 6 months of HST which will become law effective July 1, 2010. He highlighted that in 2011, owners should expect the full 12 month impact of HST and should not be surprised to see this when the 2011 Budget is prepared.

6.4. The October 2009 Financial Statements were presented as part of the 2010 Budget (see column 1 of the 2010 Budget). The October 2009 Financial Statements have also been posted on our website.

6.5. Separate Metering of Utilities – Greg explained utilities are roughly 40% of our monthly operating maintenance fees. When potential buyers look at our suites, we get little or no credit for including all gas, water and cable in our monthly fees. Buyers look at our fees in more of an emotional way. They forget 2 things, (1) that they do not have to pay for such utilities because they are in the common expenses, and (2) despite the fact our cost per square foot of maintenance is very competitive, because of our unusually large suite size, the fees look and feel high. These 2 factors contribute to the understandable but incorrect assessment from potential buyers that our fees are too high.

As a result of this, before we embark on any other renovation projects which might potentially make separate metering less possible, Greg asked Malcolm to outline the obstacles and considerations related to separately metering utilities which, in descending order of cost are, gas (heating), electricity, cable and water.

Note from Greg, together these 3 utilities account for \$200 of our \$895 per month maintenance fees.

Malcolm explained they were as follows.

- 6.5.1. Heating – Gas - Newer condominiums have installed heat pumps in each suite which provide heating and cooling and are separately metered. The cost is billed directly to the suite owner and therefore lowers the cost of the monthly maintenance fees to that of only the common elements, such as hallways, recreation centre amenities. This approach would require a complete reconfiguration and rebuild of our plumbing system and each owner putting in the replacement of our current fan coil unit system at their cost. It would require a change in our Declaration and Malcolm believes the cost would be prohibitive. (Note from Greg – Gas accounts for roughly \$120 per month per suite)
- 6.5.2. Electricity – Toronto Hydro – Our second largest utility expense is electricity. These are already separately metered however Malcolm has included ideas for cost savings later in this point. (Note from Greg – Hydro accounts for \$85 per month per suite.)
- 6.5.3. Water - Newer condominiums have separate hot water tanks for each suite, and thus each suite is billed individually. It would require space availability, reconfiguration of the suite plumbing system, a willingness of Toronto Water to install a separate meter for each suite and for the Corporation to find an area for these meters to be housed. Once again a special assessment would be required and a change to our Declaration. (Note from Greg – Water accounts for \$42 per month per suite.)
- 6.5.4. Malcolm advanced the following utilities cost saving ideas which, if deemed attractive by the Board and Owners could be considered at some future date:
 - 6.5.4.1. Install light sensors in the hallways and / or in the underground garage. If this were done, these areas would be dark until the light sensor detected that someone had entered the area and light would then be turned on.
 - 6.5.4.2. Lock stairwells and have lighting only come on in an emergency, when doors open.
 - 6.5.4.3. Shut guest parking lighting off from midnight to dawn.
 - 6.5.4.4. Put in low flush toilets, shower heads and more efficient washers to reduce water consumption.
 - 6.5.4.5. Accept lower water temperatures for washing dishes and showering.
- 6.5.5. More and more, newer condominiums are arranging for parking spots to be owned by the suite owner, rather than being exclusive use. This requires the suite owner to pay a separate maintenance fee for parking spot lighting,

cleaning, painting, repairs and overall daily maintenance which would otherwise be paid by the Condo Corporation out of common area fees. This could become more relevant in the future with the introduction of electric-operated vehicles. Once again, a special assessment would have to take place to have this done, and it would require a change to our Declaration.

7. Owner, Resident and Board Relations – André Grenier

7.1. Nothing to report.

8. Other Business

8.1. Updating Rules and Regulations – Ongoing.

8.2. 6.1 on the agenda for December was Shopping Carts – it was noted that the Board had previously approved the purchase of carts and that Malcolm was now writing to “Toys R Us” to source them.

8.3. Recycle Committee – announcement to come re website info, CFL station. Bulletin boards to be hung in each garbage room and appropriate posters to be placed there from time to time.

8.4. Fred Harman and Warren Holder attended the city’s “ambassador” luncheon and determined not to participate in the plan.

9. Next Meeting

9.1. Due to winter travel schedules, the date for the next Condo Board meeting will be established depending upon requirements for face-to-face meetings.

10. Adjournment

The Open meeting was adjourned at 8:55 p.m.