

## **MTCC 600 Minutes of Board Meeting of Tuesday January 13, 2009**

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

### **Attendance:**

Board Members: Greg Geralde (arrived 7:30 p.m.), Warren Holder and Diane Turner in person. Malcolm Broadbent and André Grenier by teleconference.

Other Attendees: Alan Gracan – Suite 6C, William Edwards – Suite 6D, Fred Harman – Suite 9A, Claus Wall – Suite 14A Michelle Byrn – Suite 15D and Alex Lefter – Superintendent

### **1. Minutes**

- 1.1. Moved to approve the minutes of Tuesday November 25, 2008. 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. December 10 – Northern Generator provided semi-annual test of our emergency generator.
  - 2.1.2. December 18 – Treadmill was fixed.
  - 2.1.3. December 23 – Lonergan Alarms partially corrected fire deficiencies.
  - 2.1.4. January 2 – Six Fix Services replaced burnt ballast on the 6<sup>th</sup> floor.
  - 2.1.5. January 9 – New fence was installed on the North side of the property.
- 2.2. The following work was done by the Superintendent:
  - 2.2.1. December 2 – Fixed panic bar on the P1 level.
  - 2.2.2. December 2 - Waxed marble floor in the lobby.
  - 2.2.3. December 5 - Touch up paint to elevator and doorframes in hallways.
  - 2.2.4. December 12 – Steam vacuumed carpet on PH floor.
- 2.3. By a 10-point scale the Recycling marks by floor are divided as following:
  - 2.3.1. Floor 10 and 14 - the mark is 7
  - 2.3.2. All Other Floors – the mark is 9

Care must be taken to ensure non-recyclable items such as juice boxes, cans, and bottles are rinsed, emptied, and crushed.

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3. **Building Maintenance – Malcolm Broadbent**

3.1. Annual Fire Inspection and Related Deficiencies – Phase 1 of the deficiency corrections have been completed. As a result of weather conditions, the garage sprinkler piping deficiencies repairs, which are part of Phase 2, were commenced on December 30, 2008 and have yet to be completed. The incompleteness of the repairs do not pose any potential fire hazard to the building and will be finished by Lonergan Fire Systems when weather conditions improve.

3.2. Breezeway Damage Update - The approval has been given by Crawford Insurance Adjusters for us to commence the breezeway ceiling and overhead lighting repairs. Viana Roofing & Sheetmetal have been contacted and are in the process of reviewing the breezeway ceiling to determine whether we can get a close enough match to the existing material, pattern and colour (this ceiling was installed in 1989). We are awaiting Viana's report. Once we are satisfied with their recommendation, approval to do the work will be given. The partial ceiling repair must be completed before we can reinstall the overhead lighting fixtures.

As it appears our signage does not deter delivery vehicles from testing the ceiling height, the installation of overhead bumper guards are being considered.

3.3. Update on Water Ponding - Even though 6 new drains were water tested, one parking stall still appears to drain more slowly which results in some water ponding. We have contacted our garage restoration company to determine if anything more can be done to alleviate this situation. There were also some minor issues behind 9A's and 3D's spots, which will be reviewed by Alex.

3.4. Condition Survey Recreation Centre Roof and Balconies - We are awaiting the specifications for the bid documents from Building Sciences Inc. Once received, these will be used as the basis for the RFP's (Request for Proposal) from suppliers.

3.5. Conversion to New Access Cards and FOB's – The equipment including card readers cards and fobs are now available from Intercon and we will be commencing the conversion this week. Expected completion date is January 30, 2009.

3.6. Art for Elevator Lobbies - The remaining art work is now available from the Gallery. The installation company is making arrangements for pick up and installation on the last 5 floors.

3.7. Rabba Gas and Food Smells - As reported at the last Board Meeting, Rabba has agreed to pay \$100 per month for gas usage until such time as we can come to

agreement where gas check meters should be installed. With regard to the food smells coming into our main lobby, further discussions will be needed to see how this can best be handled.

- 3.8. Washing of Cars in the Underground Garage - A request has been made by a suite owner to have a water tap installed in the underground garage so cars may be washed. Malcolm initiated the discussion by stating:

3.8.1. Our Declaration-By Law No: 1, page 24, item 24 specifically states that No Motor Vehicle, trailer, boat, snowmobile, machinery or other equipment shall be washed or cleaned in the parking garage or any other part of the common elements, **unless in a special area designated for such purpose.** This is also repeated in our Resident and Owner's Guide on page 16.

3.8.2. To change our Declaration would require a majority vote by all unit owners and if passed, would require subsequent updating of our R&O guide.

3.8.3. The most significant impediment is one of space. The possibility of removing locked bicycle cages is one that could be considered however there was concern for this since many of our owners want more rather than less space for bicycles.

3.8.4. Another impediment is potential damage to infrastructure. A request has been made for an opinion from our Building engineer whether there would be any long term consequence to mastic on P1 level. P2 seems to be a better location, as this is concrete on grade.

3.8.5. A third concern was water splashing or accidental marks (from hose or water) on adjacent vehicles. Water tap(s) would have to be installed so that they did not encroach on anyone's exclusive use parking stall and that there was sufficient drainage available to take care of the water/soap run off.

3.8.6. Conclusion – After more discussion including points raised by the attendees to the meeting, it was decided it was not practical to proceed with the suggestion.

4. Financial, Legal and Insurance – Greg Geralde

4.1. Greg Geralde reported we were considerably ahead of schedule in that our December financials are almost complete. We are just waiting for a few utility and other bills that typically come in mid-month. Upon receipt, the Year End books will be closed and the audit will be commenced, well ahead of schedule compared to years past.

4.2. December numbers are expected to come in very close to our forecast.

4.3. Greg advised he had had preliminary discussions with our insurers regarding the upcoming renewal of our overall building insurance. The valuation of our property has increased and he will report on that in the next meeting once negotiations have been finalized.

5. Owner, Resident and Board Relations – André Grenier

No items to report.

6. Other Business

6.1. Recycling Committee – The Committee met January 12<sup>th</sup>.

6.1.1. Individual responses have now been sent to everyone who responded to their survey in late November. They were not able to provide definitive answers or solutions to all queries/concerns because the Committee is still working on proposals for Board consideration.

6.1.2. By far, the biggest concern from owners/residents is disposal of large items. They are working on a proposal for consideration by the Board.

6.1.3. They are waiting for a return call from the City to order the recently updated Toronto Recycles posters.

6.1.4. They will develop a spreadsheet to capture info about items not specifically referred to on the (blue) Toronto Recycles posters.

6.1.5. They are developing a Checklist for use by Alex in the monthly Floor Ratings. Some owners expressed concerns about not knowing how to gain a higher mark and the Committee is hoping the Checklist will increase knowledge and better compliance.

6.1.6. The Committee is researching aspects of the Green Bin Program and trying to sort through things with a view to making make a recommendation to the Board.

6.1.7. In response to a question from an owner, the Committee reported that bacon fat and used cooking oils should be refrigerated until they harden, then included in regular garbage.

6.1.8. The next Committee meeting is scheduled for Feb 9th.

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7. Next Meeting

Date for the next meeting was set as Wednesday March 11, subsequently changed to Tuesday March 10, 2009.

8. Adjournment

The meeting was adjourned at 8:25 p.m.

**Approved – Tuesday March 10, 2009**