

## **MTCC 600 Minutes of Board Meeting of Monday July 20, 2009**

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

### **Attendance:**

Board Members: Malcolm Broadbent, Greg Geralde, Warren Holder and Diane Turner in person.

Regrets: André Grenier.

Other Attendees: None

### **1. Minutes**

- 1.1. Moved to approve the minutes of Monday June 8, 2009. By Malcolm Broadbent. Seconded by Warren Holder. Unanimous. Carried.

### **2. Superintendent's Report**

- 2.1. Contractors completed the following work during this period:
- 2.1.1. June 22 – Mainline plumbing resolved the leak in the RC. They also they fixed the tap in men's washroom and isolated sweating pipes on PH floor.
  - 2.1.2. June 26 – Mainline plumbing repaired the leaking pipe in the breezeway.
  - 2.1.3. June 26 – Honeywell repaired the A/C unit in Suite 15D.
  - 2.1.4. June 29 – Honeywell repaired the A/C issue in Suite 4B.
  - 2.1.5. June 30 – Mainline plumbing repaired the leak in the breezeway.
- 2.2. By a 10-point scale the Recycling scores by floors are as follows:
- 2.2.1. Floors 4, 5 and 14                      the mark is 5
  - 2.2.2. Floor 12                                      the mark is 7
  - 2.2.3. Floors 3, 6, 7, 8, 10, and 16      the mark is 8
  - 2.2.4. Floors 2, 9 and 11                      the mark is 9

Reason for low scores – As noted in previous minutes, the following Non-recyclable items are still being improperly placed in the bins. The following items are garbage and not recyclable. Clear plastic egg cartons, fruit and vegetable containers.

### **3. Building Maintenance – Malcolm Broadbent**

- 3.1. Quote for Recreation Centre Roof - Malcolm presented to the Board the recommendation of our Building Engineer with regard to our Recreation Centre Roof Replacement and East Facing Balconies. Of the 4 contractors asked to bid, 3 replied. Bids ranged from \$58,590 (no green roof) to \$132,405 (with a green

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roof). The contractor recommended is Décor Building Restoration with a bid of \$58,590, going without a green roof because of the costs involved.

In addition, Malcolm recommended that the existing concrete planter be entirely removed and that this roof would mirror our high roof with regard to the concrete tiles to be used.

Diane expressed concern about the supplier selection although she did support the motion in every other way.

Moved to adopt BSI's recommendation to accept Décor Building Restoration as supplier at a cost of \$58,590 (including GST), plus \$4,000 (excluding GST) to cover planter dismantlement. By Malcolm Broadbent. Seconded by Warren Holder. Three For. One Against. Carried.

3.2. Annual Fire Inspection and Related Deficiencies – Phase 2 - This work was carried out on July 9 and 10 with the final completion this week on July 23.

3.3. Dufferin Iron and Railing – Securing Access to 3<sup>rd</sup> floor and High Roof - The securing devices will be installed on Wednesday, July 22, 2009.

3.4. Lonergan Alarms Ltd. - Malcolm presented a request for approval to update our existing fire alarm control panel and 2 remote annunciators. This is part of the reserve fund recommendation. The new system will allow an override on voice paging, absent in our current configuration. The installed cost is estimated to be \$17,800 including GST.

Moved to accept proposal from Lonergan to update our existing fire alarm panel as recommended. By Diane Turner. Seconded by Malcolm Broadbent. Unanimous. Carried.

3.5. Reserve Fund Study 2009 - We are awaiting a scheduled walkabout date to be established by our Building Engineer. Subsequent to the meeting, this walkabout took place on July 21, 2009.

3.6. Breezeway Insurance Reimbursement - Our insurer is in negotiations with Lombard Canada who only want to settle for 50% of the deductible. We continue to seek recovery of our full \$1,000 deductible.

3.7. Securing Outer Lobby Door - We are awaiting a detailed description of the work to be done by Manners Glass and Door, submitted to Intercon. A request has been made to Intercon for same. The outer lobby door has to be repaired prior to the installation of a new card reader. The quotation submitted by Intercon to us

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was simply for a dollar amount to repair the door. Malcolm has requested a detailed description of the work associated with that quote.

3.8. Honeywell Building Solutions – Replacing fan coil unit insulation – Prior to arranging for a date for the work to be completed, we await answers to several questions asked by unit owners. The required minimum number of 15 units has been obtained.

3.9. Lobby Odours originating from Rabba - Despite the work that has been done by Rabba to attempt to seal the odours from their store entering into our Lobby, the problem still exists. Malcolm will do further research to determine if there is a company that specializes in detecting, tracing and solving this type of issue.

3.10. Gas Recovery from Rabba - Although we are receiving a stipend of a \$100 a month, a request has been made to Rabba to install their own gas meter. This would ensure the amount of gas used by them for such unique requirements as their cooking stove, ovens, etc., is not included in the overall gas consumption used by 256 for heating and hot water purposes.

We have been advised the matter has been referred to their senior management and we are awaiting their response to our request.

3.11. Painting of Underground Garage – Painting of a test area in the P2 level commenced today. Greg to send out Notice to owners.

4. Financial, Legal and Insurance – Greg Geralde

4.1. We have \$450K of our investments that have matured in the last week. We have recorded \$11,565 of interest in the month of July as a result of GIC's reaching maturity.

4.2. Greg advised the Board he has opened a new account at ING to handle our investments. This will allow us to earn considerably more interest than being offered by RBC. Once the account is operational, our funds will be transferred to ING for investment purposes.

4.3. As we have not yet received the final utility bills relating to June, our June statements could not be released.

5. Owner, Resident and Board Relations – André Grenier

5.1. André to talk to the offending suite regarding inappropriate use of guest parking lot and to confirm same by letter to suite owner.

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- 5.2. André to write to one suite owner regarding late night disturbances to resolve complaints from neighbouring suites.

### **6. Other Business**

- 6.1. Updating Rules and Regulations - 2003 was last Update. – The Board will discuss the approach to this project at the next Board meeting.
- 6.2. Shopping Carts Stored in Underground Parking – Owners are reminded that shopping carts should only be removed from their spots in the underground parking in order to transport items upstairs and once that is done, carts should be promptly returned to their spots in the underground parking. Often times there are no carts available, as they are being held too long by other owners.
- 6.3. Guest Parking – Compact Car Spot - Owners are reminded to advise their guests the spot in front of our gas meter marked ‘Compact Car Only’ is reserved only for cars of that size. The definition of a compact car is one that is 180 inches or less in length. This spot was marked for smaller vehicles so that other vehicles could safely back out of other parking spots along the north wall.

### **7. Next Meeting**

- 7.1. Date for the next regularly scheduled Board meeting is set for Monday August 24, 2009 at 7 p.m.

### **8. Adjournment**

The meeting was adjourned at 9:12 p.m.

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