

MTCC 600 Minutes of Board Meeting of Tuesday July 24, 2007

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Warren Holder called the meeting to order at 7:05 p.m.

Attendance:

Board Members: Malcolm Broadbent, Greg Geralde, André Grenier, Warren Holder, Diane Turner

Other Attendees: Terry Whittleton – Suite 3D, Alan Gracan – Suite 6C, William Edwards – Suite 6D, Ken Matheson & Shane St. George – Suite 8A, Fred Harman – Suite 9A, Michael Tudor & Larry Konyu – Suite 12A, Claus Wall – Suite 14A, Mark Lepine & Vincent Tondreau – Suite 15C, Stanley Solomon (arrived 7:30) – Suite PHC, Alex Lefter – Superintendent

1. Minutes

1.1. Moved to approve the minutes of Tuesday June 26, 2007. By Greg Geralde. Seconded by Warren Holder. Unanimous. Carried.

2. Superintendent's Report

2.1. Contractors completed the following work during this period:

- 2.1.1. June 5 – Schindler Elevator repaired the North elevator.
- 2.1.2. June 6 – Intercon replaced monitor for our security cameras.
- 2.1.3. June 21 – Honeywell repaired the A/C units in two suites on the 14th floor
- 2.1.4. June 21 – Northern Generator provided biannual test for our emergency generator

2.2. The following work was done by the Superintendent:

- 2.2.1. May 18 – Varnished the flower boxes on the 2nd floor patio.
- 2.2.2. May 31 – Replaced the door knob on a suite on the 12th floor.
- 2.2.3. June 7 – Painted the North Garden box.
- 2.2.4. June 7 – Fixed the door knob on P2 level.
- 2.2.5. June 13 – Steam vacuumed PH and 2 floor hallways.
- 2.2.6. July 19 and 20 – Replaced the broken seals under the toilet which caused the leak into the suite below. From the 4th floor to the 3rd floor.
- 2.2.7. July 23 – Replaced the lock in suite on the 7th floor.

2.3. The following are the moves which occurred in and out the building:

- 2.3.1. June 13 – new unit owner on the 9th floor.

2.4. By a 10-point scale the marks by floors are divided as following:

- 2.4.1. Floors 3 and 4 - the mark is 3.
- 2.4.2. Floors 5, 14, 6 and 15 - the mark is 5.
- 2.4.3. Floors 7, 8 and 10 - the mark is 7.

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2.4.4. Floors 11, 12, 16 and 2 - the mark is 8.

2.4.5. Floor 9 – the mark is 9

3. **Building Maintenance – Malcolm Broadbent**

- 3.1. Malcolm reported on gate at the west end of the guest parking and recommended we install a gate similar to that used by 145 Mutual. Malcolm to obtain competitive quotes.

Moved to install gate at west entrance of guest parking similar to the one at 145 Mutual and do west retaining wall at a cost not to exceed \$3,000.00 plus GST. By Warren Holder. Seconded by Diane Turner. Unanimous. Carried.

NOTE – This motion was modified in the September 18, 2007 meeting.

- 3.2. Stanley Solomon expressed his concern there is water ponding beside his car. Malcolm explained the cost of putting additional drains in that area would be very expensive, but agreed to ask Nilton to look at ponding in that area and in general.

- 3.3. Contract with Carrier – Malcolm presented to the Board a Comprehensive Preventive Maintenance Programme by Carrier with regard to the installation of the new 100 ton chiller. Cost is \$7,466 plus GST, with an annual inflation adjustment of 2.5% p.a., to expire at the same time as the Honeywell contract on March 31st, 2010. Honeywell has been asked to add the new chiller to our current preventive maintenance contract with them however, to date, has refused to do so. Their response is that they will facilitate any breakdown between ourselves and Carrier during the warranty period. It is normal business practice in such cases to reduce the current contract by the amount of what is being charged to us under it, until the warranty period expires. We are currently asking Honeywell for a further explanation of their position, but have had no response to date. Malcolm is pursuing this matter with Honeywell's Customer Care group. Meanwhile Carrier is adamant that Honeywell not provide service to the new equipment. The Board postponed any decision in this matter until Honeywell has provided us with a satisfactory response.

- 3.4. Small Claims Court Action – Breezeway Malcolm will proceed with this action, using online forms.

- 3.5. Condenser for Rabba - Malcolm is still waiting for Rabba's decision. To date, dialogue has not yielded satisfactory results and the delay prevents us from completing our garage restoration project. Malcolm advised the Board that we may have to take legal action, should a satisfactory solution not be forthcoming.

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3.6. Two new steel ribbed doors have been ordered, one for the lobby stairs exit and the other for the P2 level garage.

3.7. The Safe Door System has been ordered, and hopefully will be installed by the end of August. However, there is a current backlog by the manufacturer..

4. Financial, Legal and Insurance – Greg Geralde

4.1. Greg Geralde presented Financial Statements for June 2006 and YTD.

4.2. Greg advised he had added \$50,000 to our existing GIC portfolio of \$150,000 and increased the interest rate we are earning from 3.5% to 3.75% effective July 26, 2007.

5. Owner, Resident and Board Relations – André Grenier

5.1. Renovation Letter – PH received

5.2. 3rd floor – Matter still needs follow up.

5.3. In compliance with the Condo Act 1998, André to ask for wall art to be removed from 5th floor.

6. Other Business

6.1. Security Cards – André and Alex will undertake a review and make recommendations to the Board

6.2. Claus Wall asked about Access to Suite. It is currently the practice of MTCC 600 to provide suite owners notification for non-emergency access. Licensed and insured contractors may enter suites without the accompaniment of the building superintendent and this practice is particularly followed in multi-suite projects such as window weather stripping replacement, safe door system installation and window glass replacement.

6.3. Shopping Cart – The Board will once again look at the possibility of purchasing carts to assist owners in moving items to and from their suite. Malcolm to make recommendations to the Board.

6.4. Diane acknowledged the improvement we expect in resident awareness of rules now that the Owner Relations Director is meeting with new residents. Terry Whittleton suggested residents sign a document to evidence they had the rules explained to them.

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6.5. Diane reported on the work she had done to update the Welcome Package for new owners and residents which included the following.

6.5.1. Suite information and Emergency Contact form consolidated so it is now on one page, double sided.

6.5.2. Fire Safety Letter, additional pages from revised Fire Safety Plan, and information re the Fire Safety brochures which are available on our website

6.5.3. Discussed the feasibility of completing the Owner Information on line. Since the form needs to be retained in the office it will be necessary for owners who complete it online to print a copy and sign it before submitting the form to the office.

6.6. Notice for Contractors – This is included so that owners can ensure that their contractors are aware of the requirements when working in our building.

6.7. The Board agreed to circulate additional information on Recycling

6.8. Agreed to include the police number on Emergency Contact List.

6.8.1. The Non Emergency number is 416-808-2222. This is the Radio Room should be called for non threatening situations.

6.8.2. We are in 51 Division and have been for some time. The number for 51 Division is 416-808-5100.

6.8.3. In any emergency situation, the only number you should be calling is 911.

6.9. The tenants for an 8th floor suite remained after the meeting to make a request to the Board concerning the course of action which was set in motion on a rule infraction regarding dogs.

7. Next Meeting

7.1. The next meeting is scheduled for Tuesday August 28, 2007.

8. Adjournment

The general portion of the meeting was adjourned at 8:25 p.m.

The private portion of the meeting was adjourned at 8:45 p.m.