

MTCC 600 Minutes of CLOSED Board Meeting of Tuesday June 26, 2007

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

Attendance:

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

Regrets: None

Other Attendees: None. Note Item #1

1. Closed Meeting

1.1. As this is the first meeting following the AGM, at which the new Board Portfolios are always established In Camera, this meeting was closed to Non Board members – as is the standard practice.

2. Director Portfolios

Moved to adopt the Director Portfolio Assignments as indicated below. By Greg Geralde. Seconded by Diane Turner. None Opposed. Carried.

- 2.1.1. President - Warren Holder
- 2.1.2. Treasurer and Secretary - Greg Geralde (no change)
- 2.1.3. Building Maintenance - Malcolm Broadbent (no change)
- 2.1.4. Owner/Resident Relations – André Grenier (was Warren Holder)
- 2.1.5. Superintendent Liaison - Diane Turner (no change)

3. Confidential Owner Items

- 3.1. Suite on the 3rd floor. Despite Warren's two attempts to contact the owner, the owner has not responded. Agreed to enforce one moving fee of \$50 (where the Board could arguably have charged two \$50 fees) and obtain owner's signature on renovation letter (renovations have already been completed).
- 3.2. Suite on 8th floor. Waiting for August 1st deadline re Dog. André to advise owner and tenants that bikes are not allowed in elevators or main lobby areas. We provide open bicycle racks on P1 and P2 levels or locked cages on P1 and P2 levels, with a refundable key deposit of \$10 and identification labels.
- 3.3. Breezeway Damage – Malcolm waiting for documentation which would allow him to file litigation against both Stacaró and DTS Transport. Greg reinforced

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his feeling our claim should not involve the owner of the 8th floor suite. Malcolm will get forms himself in a week if they are not otherwise provided.

3.4. Renovations

3.4.1. 10th Floor Suite – Renovation letter has been received.

3.4.2. PH Suite - Renovation letter outstanding. At the time of the meeting it was thought the owner may not proceed rapidly but since that time, plans are well underway so, Warren or André will follow up as required.

3.4.3. 14th Floor Suite - Renovation Letter – Warren to follow up to ensure we have signed letter.

4. Security

Based on the Security Audit conducted Friday June 22, 2007 by 51 Division's Constable Smith, the Board discussed the following points and will proceed as indicated.

4.1. No Trespassing signs – Agreed to post signage.

4.2. Roof Access Sign – Agreed to post signage.

4.3. Extend enhanced lighting from Breezeway to remainder of guest parking and back area. - Note, additional considerations on this point include camera image capture capability (can't wash out image), and impact on our neighbours. On this last point, we have learned there is NO lighting bylaw which would prevent us from expanding breezeway lighting to areas indicated, however we will investigate shields that will prevent Light Trespassing. Before doing so, we will contact Toronto Hydro Street Lighting Division for their recommendations regarding best lighting.

4.4. Fencing – As indicated in the report, fencing is a personal preference, however if we were to go this route, Police recommended wrought iron fencing.

4.5. Malcolm checking to ensure there is no fire code issue preventing owners from having 2 locks on their suite doors. (Subsequent to the meeting Malcolm confirmed there is no such restriction.)

4.6. With a steel door, you cannot install the Safe Door System. Note Security Audit says steel doors are no more safe than solid wood doors.

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- 4.7. Lobby door by Bulletin Board is warped which can impact its ability to close tightly. Signage will be placed on the inside of the door to notify owners, and the door will be attended to immediately.
- 4.8. Two step Security Card Audit will be conducted
 - 4.8.1. Step 1 – Identify which cards are on our owners list but not on Intercon's active card list, thereby cleaning up Owners List and/or Intercon's records.
 - 4.8.2. Step 2 - Consider limiting number of cards per suite. Suggestion is no more than 5 without special permission.
- 4.9. Discussed Mag lock for front door. Preliminary cost is approximately \$5,400.00. Since Security Audit indicates our front door lock is good, agreed our money was better spent on Safe Door System and accordingly not to proceed with Mag lock at this time.
- 4.10. The police also recommended we trim the tall shrubs in the North garden for heights below say, six feet so the police can see activity in our guest parking area as they drive by. The Board agreed this would be done.
- 4.11. Moved to install Safe Door System with brass hardware. By Malcolm Broadbent. Seconded by Warren Holder. None opposed. Carried.

5. Other Business

- 5.1. The Board will also have signage made for BBQ Protocol.
- 5.2. Orientation Meeting to be set up with 10A and 9A. André and Warren to meet with them. Preference would be to meet with them together if this can be scheduled.
- 5.3. Agreed to order a phone for Alex so owners can leave v-mail.

6. Next Meeting

- 6.1. The next meeting is scheduled for Tuesday, July 17, 2007 (subsequently changed to Tuesday July 24th).

7. Adjournment

The meeting was adjourned at 9:05 p.m.

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