

MTCC 600 Minutes of Board Meeting of Monday June 8, 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. André Grenier attended by teleconference.

Other Attendees: Alan Gracan – Suite 6C, William Edwards – Suite 6D, Wayne Terreberry – Suite 12A, Claus Wall – Suite 14A and Alex Lefter – Superintendent

1. Minutes

- 1.1. Moved to approve the minutes of Wednesday April 29, 2009. By Diane Turner. Seconded by Warren Holder. Unanimous. Carried.

2. Director Portfolios

Moved to adopt the Director Portfolio Assignments as indicated below. By Warren Holder. Seconded by Diane Turner. Unanimous. Carried.

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| 2.1. President | Warren Holder |
| 2.2. Treasurer and Secretary | Greg Geralde |
| 2.3. Building Maintenance | Malcolm Broadbent |
| 2.4. Owner/Resident Relations | André Grenier |
| 2.5. Superintendent Liaison | Diane Turner |

3. Superintendent's Report

- 3.1. Contractors completed the following work during this period:
- 3.1.1. April 30 – Waste Solution replaced broken garbage chute door on the 9th floor.
 - 3.1.2. May 5 – Honeywell switched our heating system to A/C.
 - 3.1.3. May 6 – Electrician installed single globes on the Roof patio light fixtures.
 - 3.1.4. May 8 – Spectrum Carpet Cleaning cleaned our carpet in the hallways.
 - 3.1.5. May 13 – Smart meters were installed for each suite in the hallway electrical rooms
 - 3.1.6. May 15 – Honeywell repaired thermostat in suite 12A.
 - 3.1.7. May 20 – Northern Generator performed semi annual service.
 - 3.1.8. May 26 – Electrician replaced ballast for outside light fixtures on the top of the ramp.
 - 3.1.9. May 29 - Mainline Plumbing repaired the leak in the breezeway.

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

- 3.2.1. Floors 4, 5 and 14 the mark is 5
- 3.2.2. Floor 12 the mark is 7
- 3.2.3. Floors 3, 6, 7, 8, 10, and 16 the mark is 8
- 3.2.4. Floors 2, 9 and 11 the mark is 9

Reason for low scores - Non-recyclable items like clear plastic egg cartons, fruit and vegetable containers are improperly being placed in the bins.

4. Building Maintenance – Malcolm Broadbent

4.1. Annual Fire Inspection and Related Deficiencies - Phase 2 - Originally scheduled to be finally completed on June 4, 2009, we have once again had to delay this main fire system pipe replacement as a result of our not being able to move out cars located on P1 and P2 level directly impacted by possible drilling debris. A new date for the car removal and pipe replacement will be set by Lonergan.

4.2. Securing Access to 3rd Floor and High Roof - Dufferin Iron and Railing reconfirmed their measurements on Friday, June 5 and estimate the time for installing these security barriers will be three to four weeks.

4.3. Detailed Specifications and Tendering for Recreation Centre and East Facing Balconies - On Thursday June 11, contractors will be on site to review the tendering specifications on which their bids to replace the required roofs will be based.

4.4. Reserve Fund Study for 2009 - 2014 - This project will commence once we have the bidding documents for the Recreation Centre and East Facing balconies. It will be completed in time for our 2010 budgeting process.

4.5. Breezeway Insurance Reimbursement - We have received \$5,600 from our Insurer in connection with the damage sustained to our breezeway October 10, 2008. We are looking for our deductible of \$1,000 however Lombard Canada representing the trucking firm is in disagreement with our own insurer as to liability. We continue to press our Insurer to recover our deductible.

4.6. Securing the Outer Lobby Door - We are awaiting the quote from Intercon to repair our outer lobby door prior to the installation of a card reader which will result in this door being locked from midnight to 6:00 am each morning, as Moved by Motion and documented in the April 29, 2009 minutes.

4.7. Renewal of Natural Gas Contract - The Buying Group - After careful consideration, the Board moved to sign a five-year gas contract effective upon the expiration of our current one with The Buying Group. At the date of the

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meeting, a five year contract is priced at 31.4 cents per cubic meter which is approximately 10% less than the 34.9 cents we are paying for under our 3 year agreement that expires August 31, 2009. The contract must be signed by June 30.

Subsequent to the Board meeting, it was confirmed 5 year agreements were not being offered because of the potential fluctuation of cost per cubic meter of gas, and as such a motion was passed to sign a 3-year agreement with The Buying Group. At the date of the meeting the price for a 3-year agreement was 29.5 cents per cubic meter however our price will be dependent upon market conditions at our renewal date of August 31, 2009.

- 4.8. Review of Underground Garage Painting Quotes and Supplier Selection - The Board debated the need to paint the garage; however, it has been delayed since 2004 as a result of our above/below ground garage restoration. In reviewing the quotes, the Board asked that further information be obtained:
 - 4.8.1. to ask potential Contractors whether they were the performing services themselves or using sub-trades
 - 4.8.2. what the cost would be for an additional coat of paint as we prefer 2 coats versus 1
 - 4.8.3. reference checks to determine quality of work and on time delivery
 - 4.8.4. how long our owners would be inconvenienced by having to move their cars out of the garage while the work was being done

Malcolm is to report back to the Board at which time a decision as to the contractor will be made. Owners will be notified as to when this project will begin. Note - Subsequent to the meeting, a decision was made to have the garage painting done by My Home Renovations.

- 4.9. Rabba Gas Metering - Malcolm to negotiate with Rabba to install a check meter for gas consumption and come to an arrangement where the reader is read by a Rabba and MTCC 600 employee.
- 4.10. Painting of Underground Parking – P2 – Test area has begun.

5. Financial, Legal and Insurance – Greg Geralde

- 5.1. May 2009 Financial Statements - Greg Geralde presented May Financial Statements and has indicated they are uploaded to the website.
- 5.2. Greg collected the Annual Rabba Lease Payment and the monthly Gas refunds cheques from Rabba.

6. Owner, Resident and Board Relations – André Grenier

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

7. Other Business

7.1. Committee for Recreation Center Renovation – Greg to send notice asking for volunteers to be on the committee.

7.2. Updating Rules and Regulations - 2003 was last Update. Agreed to have do another update through a committee of Board members and owners

7.3. Owners Leaving Car Key with Alex – In response to a request from an owner, it was agreed Alex could take custody of keys to an owner's car, if requested by that owner. In such a case where the vehicle needed to be moved (as will be the case during the planned underground garage painting), this was seen as a convenience to owners when such an instance conflicts with an owner's travel schedule. It was understood and reconfirmed owners assume responsibility in the unlikely event of any damage when providing the keys to the Superintendent.

7.4. Diane would like a canopy over the entrance.

8. Next Meeting

8.1. Date for the next regularly scheduled Board meeting is set for Monday July 20, 2009 at 7 p.m.

9. Adjournment

The meeting was adjourned at 8:52 p.m.

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