

MTCC 600 Minutes of Board Meeting of Tuesday, March 24, 2015

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In Attendance:

Board Members: Greg Geralde, Alan Gracan, Vincent Tondreau, Diane Turner (via Skype) and Ron Horton (via Skype)

Other Attendees: Claus Wall (14A), Sue Gibson, William Edwards (6D), Larry Konyu and Michael Tudor (12A), Rishi Agarwal (3A), Joan Warde-Farley (9A)

1. Call to Order

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

2. Minutes

MOVED by Alan to approve the Minutes of Thursday, February 26, 2015. SECONDED by Greg. CARRIED.

3. Continuing Business

3.1. Elevator Project Update – Ron has not received an update on scheduling from Schindler. He will contact Kelly at Schindler and our consultant Tom , for information.

3.2. Fan Coil Replacement – A total of 55 individual units, representing 31 suites, will be replaced. Isolating valves need to be replaced because of their position. This needs to be done by a plumber rather than by Merrit. There will be further discussion on how this work will be integrated into the project. Mainline is coming tomorrow to give a quote. The work will hopefully be done the end of April, depending on weather conditions allowing shut-off of the heating system.

3.3. Hallway Project Update – Carpeting and wallcovering on all floors should be finished by the end of next week. The parking level lobby doors will be painted to complement the tiled walls. Pilasters have been completed to the 7th floor, most of the remaining units will be delivered and installed through the 2nd floor by the end of next week. Completion of the doors will be delayed because of the delay in acquiring door hardware; the decision will be made soon.

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Substantial completion of the project other than door should be made by the end of the month.

3.4. Generator Deficiencies – Northern Generator has performed the inspection and we are awaiting the report and estimate for repairs.

4. Superintendent's Report

4.1. Contractors performed the following work during the period:

- January 12 – Reliant Safety Anchoring Inc. inspected our roof anchors and gave a passing report.
- January 19 – Schindler Elevators solved the problem with North elevators.
- February 12 – The cracked valve from the sauna was replaced.
- February 12 – Northern Generator inspected our fuel distribution system.

4.2. The superintendent performed the following work during the period:

- January 16 – The broken latch on the door to the recreation centre was replaced.

4.3. There were no moves during the period.

5. Building Maintenance Report – Ron

See Continuing Business

6. Financial Report – Alan

Nothing to report. Next meeting there will be a report on Quarter 1 results.

7. Owner Relations Report – Vincent

7.1. Have received a couple renovation requests. One was denied. The second is currently being reviewed.

8. Other Business

8.1. There was a question regarding signage for the change rooms, since they are not currently labelled as men's and women's. Signs will be ordered for the

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doors leading to the change rooms as well as for the washroom and interior change room/sauna doors.

8.2. There was a question about the possibility of hanging a curtain between the gym and the rest of the Recreation Centre, to offer some sense of privacy for people using either area. This will not be pursued at this time as the design of a glass wall was to allow light into the entire area and give an increased sense of space.

8.3. There was a question about the use of the Recreation Centre by groups. As is the case for the rooftop patio, the board will notify all residents that a resident is planning a group activity in the space. However, this notification is for information only, and the space cannot be booked for exclusive use.

9. Next Meeting

The next meeting will be Thursday April 30th, 2015 at 7 p.m. in the 2nd Floor Office.
[This was subsequently changed to Thursday, May 7, 2015]

10. Adjournment

The meeting was adjourned at 8:15 p.m.