

## **MTCC 600 Minutes of Board Meeting of Tuesday May 15, 2007**

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

### **Attendance:**

Board Members: Malcolm Broadbent, James Dubro, Greg Geralde, Warren Holder, Diane Turner

### **Regrets:**

Other Attendees: Doug Gibson – Suite 4C, Dan Marz & Merlin Seward - Suite 4D, DeVaughn David – Suite 5D, Alan Gracan – Suite 6C, William Edwards – Suite 6D, Julie Biddle & Russ Herman - Suite 9B, Michael Tudor & Larry Konyu – Suite 12A, Alex Lefter – Superintendent

### **1. Minutes**

1.1. Approval of Minutes of Tuesday March 20, 2007 deferred.

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

2.1. Contractors completed the following work during this period:

- 2.1.1. April 3 and 4 – Honeywell changed the filters in the building.
- 2.1.2. April 10 – Honeywell repaired leaking pump in the Boiler Room.
- 2.1.3. April 10 – Alpha Oil Co. refilled the fuel for our Emergency Generator.
- 2.1.4. April 12 – Canada Wide Cleaning completed the windows cleaning.
- 2.1.5. April 17 – MTB completed the underground garage cleaning.
- 2.1.6. May 3 – The Waste Solution group cleaned our garbage chute.
- 2.1.7. May 10 – May 15 - Honeywell attempted to turn on A/C.
- 2.1.8. May 15 – Hartwell Irrigation set up the irrigation system on the roof.

2.2. The following work was done by the Superintendent:

- 2.2.1. March 22 – Replaced the broken doorknob on an 11<sup>th</sup> floor suite and the ceiling tiles in the Laundry room.
- 2.2.2. April 4 – Replaced the doorknob on a 15<sup>th</sup> floor suite.
- 2.2.3. April 26 – Touch up elevator frames and baseboards in the hallways.
- 2.2.4. April 27 – Painted the exit doors on P1 and P2 levels.
- 2.2.5. May 3 – Painted the new side door.
- 2.2.6. May 4 – Re-stained the picnic tables and touched up gazebo on the roof.
- 2.2.7. May 9 - Painted the ironwork around the planter boxes.
- 2.2.8. May 11 – Waxed the marble floor in the lobby.

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

- 2.3.1. March 23 – New roommate moved in on an 11<sup>th</sup> floor suite..

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- 2.3.2. April 27 – unit owner on 15<sup>th</sup> floor moved out.
- 2.3.3. May 2 – new unit owner on 15<sup>th</sup> floor moved in
  
- 2.4. Recycling Report - By a 10-point scale the marks by floors are divided as following:
  - Floors 3, 5, 6, 10 and 14 - the mark is 3.
  - Floors 4, 5, 7 and 15 - the mark is 5.
  - Floors 8, 9, 11, 12 - the mark is 7.
  - Floors 2 and 16 – the mark is 9.
  
- 3. Recycling Reminders - Only items outlined on the “We Recycle” poster in each garbage room – and remember, we also provided you with a personal copy of this – are to be recycled. No food, toilet seats, etc. Residents are reminded of the following:
  - 3.1. Plastic bottles, tin cans, milk and juice cartons, etc., must be thoroughly rinsed and should be crushed or flattened before being placed in recycle bins
  - 3.2. Lids from bottles, etc., are not recyclable and should be disposed with regular garbage
  - 3.3. Fluorescent tubes and compact light bulbs are not recyclable, nor are they to be disposed of in the garbage. They must be taken to a hazardous waste depot
  - 3.4. Plastic bags are not yet recyclable. Clean plastic bags may be taken to stores such as our local Dominion that offer recycle service for these items
  - 3.5. Clothing is not recyclable through our Condo. If you have clothing that is still wearable, you can drop it off at places such as the following:
  - 3.6. Covenant House – a service for street kids – a short walk west along Gerrard Street, before Yonge
  - 3.7. Goodwill – on Richmond Street, east of Sherbourne – this new location has a drive-up service. What could be easier?
  - 3.8. Value Village – many locations throughout Toronto
  - 3.9. Check our website ([www.256Jarvis.com](http://www.256Jarvis.com)) for additional info. There is also a link there to the city’s guidelines
  
- 4. **Building Maintenance – Malcolm Broadbent**
  - 4.1. Security – April 26, 2007 –
    - 4.1.1. In discussion with the Crime Prevention department at 51 Division Malcolm Broadbent learned that our building has not been targeted for break and enter offences, but that recently there has been a high rate of breakins in the area bounded by Jarvis, Church, Yonge and Wellesley

- 4.1.2. Malcolm is arranging for a Safety Audit of our property by Constable Joe Smith, 51 Division
- 4.1.3. A new latch cover has been put on entrance door to the front lobby, with pins to be added to the top and bottom.
- 4.1.4. The door lock on the lobby exit stairs door has been removed. A new steel ribbed door is being investigated for a replacement, because the current door is warped.
- 4.1.5. Investigation is being done re installing a maglock to the entrance door to the front lobby
- 4.1.6. To keep transients out, a card entry system on the door from the street into the foyer which could be locked from 11:30 pm until 5 am was considered. Given the inconvenience to owners and, more importantly, the need for emergency personnel to be able to enter the building, this does not seem like a viable option.
  
- 4.1.7 Malcolm discussed at length various security options, ranging from the Safe door system, which is available in various metal options, such as brass, painted white , stainless steel all with appropriate prices; deadbolt locks(at a minimum should be 1”-( which can have non-duplicated keys) or longer; steel doors (which can be pried open with a crowbar by someone determined to get in, alarm systems with pricing options for monitoring; safety glass film for lobby doors; a 24 hour concierge. All these security options come at a price to owners.
  
- Before taking any action on further modifications, the Board agreed to wait for the results of the police Safety Audit.
  
- 4.2. Damage to Breezeway - We will proceed to small claims court re the damage to our breezeway which was caused by a truck making a delivery to one of our owners. It is our intention to file against both the furniture store and the delivery company acting on their behalf.
  
- 4.3. Rabba Condensers – Rabba’s request to move their condensers from the west end of our guest parking lot to the third floor roof was deemed not acceptable. Malcolm will continue negotiations with Rabba to lift the condensers so that work on our garage restoration project can be completed.
  
- 4.4. Gating – Malcolm has received 3 quotes on fencing in our entire property, in parts or all at once. He will present this information to the Board at its next meeting. If the Board decides to go forward, owners will be consulted to determine if they want to do the gating all at once, in stages, or not at all.

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- 4.5. The tape is to be removed from the walls in the P2 level where painting is not being done
- 4.6. Alex will contact Nilton from Décor to correct the reported water leakage on the P1 level beside Spot A02. It is suspected the leak emanates from the compactor room.
- 4.7. Window stripping and roller replacement to be done to suites on the 4th and 14<sup>th</sup> floors. If sufficient funds are available floors 5 and 12 will also be done.

### **5. Financial, Legal and Insurance – Greg Geralde**

Greg reported that all was in order for the upcoming Annual General Meeting. The audited financial statements had been distributed and the Auditor's attendance at our meeting has been confirmed.

### **6. Owner, Resident and Board Relations – Warren Holder**

- 6.1. Warren to send reno letters to the Board for its approval for unit owners on the 12 and Penthouse floors.
- 6.2. The Board will reply to a letter received with regard to a rule infraction regarding dogs on the 8th floor.
- 6.3. Warren agreed to meet with new owners to welcome them to the building and ensure that they are aware of the content of our Owners' Guide

### **7. Other Business**

Wall Decorations on Individual Floors – According to the Condo Act, owners who wish to make modification to common areas must first receive Board approval. In addition, there are many stipulated contractual requirements which owners must enter into with the Condo Corporation.

Through discussion it was proposed that if owners wish to decorate the common area on their floor opposite the elevators (this is stipulated as the wall above the table only) they could petition the Board for approval provided that:

- all owners on that floor agree in writing to the decorating proposed
- the Board approves the changes
- maintenance of the area becomes the responsibility of the owners on that floor
- the items placed in this common area become the property of the Condo Corporation

There were mixed feelings on this topic amongst Board members (and amongst owners present). Greg Geralde suggested that since our AGM would be held in just a

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couple of weeks time, we have a discussion on the topic then because more owners would be present and the dialogue might assist the Board in making a decision on this issue. The Board agreed to this proposal.

### **8. Next Meeting**

8.1. The next meeting was not scheduled because of the anticipated election of a new member at the AGM this month.

### **9. Adjournment**

The meeting was adjourned at 8:55 p.m.

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