

MTCC 600 Minutes of Board Meeting of Tuesday November 25, 2008

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

Attendance:

Board Members: Greg Geralde, Warren Holder and Diane Turner in person. Malcolm Broadbent and André Grenier by teleconference.

Other Attendees: Alan Gracan – Suite 6C, William Edwards – Suite 6D, Fred Harman – Suite 9A, Claus Wall – Suite 14A and Alex Lefter – Superintendent

Note first part of the meeting was In-Camera in order to review the 2009 Budget as presented by Greg Geralde. Only Board Members were present for this portion of the meeting.

1. 2009 Budget

Greg Geralde presented the Budget for 2009. He walked the Board through all revenues and expenses in a detailed fashion and answered all questions, after which the following motion was made.

Moved to approve and accept the 2009 Budget as presented. By André Grenier. Seconded by Diane Turner. Unanimous. Carried.

2. Transfer from Operating to Reserve

- 2.1. Greg Geralde recommended we move one half the projected 2008 Year End accumulated surplus to Reserve to provide a further cushion for owners in that fund.

Moved to transfer \$20,000.00 from Operating Fund to our Reserve Fund. By Diane Turner. Seconded by Warren Holder. Unanimous. Carried.

3. Name of Wireless Router

- 3.1. The Board dealt with a complaint about an offensive wireless router name.

At 7:30 p.m., the Open portion of the Meeting commenced where the Other Attendees as indicated above, were present.

4. Minutes

- 4.1. Moved to approve the minutes of Thursday September 18, 2008. By Greg Geralde. Seconded by Diane Turner. Unanimous. Carried.

5. Superintendent's Report

Approved – Tuesday January 13, 2009

- 5.1. Contractors completed the following work during this period:
 - 5.1.1. October 21-22 Lonergan Alarm Inc. completed annual Fire Inspection.
 - 5.1.2. October 22 – Honeywell repaired thermostat in Suite 15D.
 - 5.1.3. October 22 – Standard Pest Control provided monthly on site service.
 - 5.1.4. October 23 – Intercon adjusted camera in the lobby.
 - 5.1.5. November 24 – Lonergan repaired several of the identified fire deficiencies.
- 5.2. The following work was done by the Superintendent:
 - 5.2.1. October 16 – Paint stair landing on the 8th floor where someone had used it as a paint spraying station.
 - 5.2.2. October 16 – Oiled hinges on doors leading to stairs and doors to the disposal rooms.
 - 5.2.3. October 17 – Installed locks for the washrooms in Recreation Centre.
 - 5.2.4. October 17 – Installed a temporary shield on the outside light fixture to determine if we can get an improved image capture by security cameras.
 - 5.2.5. October 20 - Repaired broken door handle for Suite 11C.
 - 5.2.6. October 22 – Moved the patio furniture from the roof to inside the storage room.
 - 5.2.7. November 16 – Replaced the cartridge for hot water tap in men's changing room.
 - 5.2.8. November 14 – Installed 'Compact Car Only' sign on the North side of Guest Parking lot.
 - 5.2.9. November 14 – Dusted and polished Marble walls.
- 5.3. By a 10-point scale the Recycling marks by floor are divided as following:
 - 5.3.1. Floor 14 - the mark is 3
 - 5.3.2. Floors 4 and 15 - the mark is 5
 - 5.3.3. Floors 3, 5, and 6 – the mark is 7
 - 5.3.4. Floors 7, 8, 10, 11, 12 and 16 - the mark is 8
 - 5.3.5. Floor 2 and 9 – the mark is 9

Non-recyclable items are still being put in the bins. Please note cardboard must be flattened and if it cannot fit flat in the bin, it must be cut into pieces no larger than 30 x 30 x 12 inches. Waxed corrugated cardboard is not recyclable and unfortunately must be included in garbage. Grocery plastic bags like the ones from Metro, Loblaws and Rabba are now recyclable, however there are other bags like the ones which have drawstrings, hard plastic handles or metal details which make them non recyclable (unless you cut these items off). Full details are available in the Recycling Committee emails and have been posted in the Garbage Rooms of each floor.

6. **Building Maintenance – Malcolm Broadbent**

- 6.1. Smart Meters – Malcolm reported that he misinterpreted the bulletin saying that condominiums may opt out of smart meter installation, as noted in the September 18, 2008 minutes. Further clarification reveals this opting out applies only to those condominiums which are bulk-metered. As MTCC 600 is separately metered for each suite, smart meters are mandated and will be installed by Toronto Hydro no later than end of 2009. No action is required by suite owners. Smart meters will show owners the best time of day for electric rates so they can determine how to save on their electric bill. This information will only be available on line, accessed by one's computer. The cost of installation will be borne by owners as part of their hydro bill.
- 6.2. Annual Fire Inspection – October 21st and 22nd. The deficiencies noted by our annual inspection such as smoke detectors being disconnected, refilling of fire extinguishers and corroded garage sprinkler pipes are expected to be corrected by year end.
- 6.3. Breezeway Damage Update – A claim has been filed with our insurer. We are awaiting the final recommendation from their insurance adjuster and approval to proceed with repairs.
- 6.4. Update on Water Ponding – Six new drains were installed, and the shaving and repair of mastic to three parking stalls was done. This work was started on October 29th and completed by November 4th. We expect that the water ponding in these areas should now be minimal. There was no charge to the Corporation for this work.
- 6.5. Relining 800 Gallon Hot Water Tank – The relining of the hot water tank was successfully completed however when refilling the tank, the cold water feed ruptured as a result of corrosion, which caused subsequent leaking to occur. Quotes were obtained from two plumbing companies, ours and that of Hydrastone, the tank relining company. We will go forward with the cold water pipe replacement and it is hoped minimum interruption will occur to owners. The hot water will have to be shut down to effect the repair.
- 6.6. Condition Survey Recreation Centre Roof and Balconies – These are the last remaining roofs to be redone at MTCC 600 and a condition survey was completed. We have asked our Building Engineers to do detailed specification for a green roof, replicate the upper main roof design, and to do a scenario with and without the concrete garden area that now exists. Once the Board has reviewed the estimated costs, we will award the contract, the timing of which will most likely be in the Spring of 2009.

6.7. Jarvis/Mutual Fencing - The go-ahead has been given to Dufferin Iron and Railing to proceed with the fencing along the Jarvis/Mutual sidewalk bordering our guest parking area. The fence is to be installed as close to the sidewalk as possible in order to allow maximum parking space. The fencing posts will be installed in order to beat the first frost from freezing the ground. Fencing will then be added, as soon as weather conditions permit. It is hoped this will be completed by year end but will be weather dependent.

6.8. Art for Elevator Lobbies – Art work for floors 4, 6, 10, 11, and 16 has now been ordered and installation of these pieces is targeted for Christmas.

6.9. Update on dealings with Rabba.

6.9.1. Smells in lobby – As reported in the past, smells in the lobby occur when Rabba is using the electric oven to cook chickens most likely as this oven vents throughout the store rather than venting to the outside so cooking smells find their way into our lobby. Although Rabba has sealed as many gaps between the retail store and our premises, it has not proved to be highly effective. Other solutions will have to be reviewed as we go forward.

6.9.2. Gas Supply - Alex met with Ed Hakim of Rabba to show him where we thought it would be best to install a gas check meter, however Rabba was not entirely convinced that this was the best solution as they were not certain that it was only capturing their gas usage. In the interim, they will pay us a \$100 a month for gas usage until we mutually agree where the gas check meter should be installed.

6.10. Snow blower – Still under review.

7. Financial, Legal and Insurance – Greg Geralde

7.1. Greg Geralde advised the owners present at the Open portion of the meeting that the Board has passed the motion to adopt the 2009 Budget as presented and this represents a \$10 per month increase over last year's fees for residential suites.

7.2. Greg advised he had prepared a letter to the owners explaining in detail the elements of the budget and intended to distribute that to owners within 24 hours, well ahead of schedule for previous years.

8. Owner, Resident and Board Relations – André Grenier

One renovation request was made. Approval was given.

9. Other Business

9.1. Recycling Committee – The Committee had their first meeting during which they agreed to make procedures as simple as possible for the convenience and

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compliance of owners/residents. Second meeting date is TBD. They are attempting to get more clarity and communicate additional information to owners. The Committee was disappointed there were only 3 replies to their 'Share Your Recycling Thoughts Request' soliciting input from owners.

- 9.2. New FOB's and Card Readers - Approval was provided to Intercon to proceed with replacing our current card readers and security access cards with either fobs or cards. These readers and access cards/fobs require a minimum lead time of 6 weeks. It is hoped this can be completed by year end but we are subject to Intercon's scheduling.
- 9.3. Snow on North Sidewalk – An owner complained the piling of plowed snow along the west section of the sidewalk between Mutual and Jarvis, which makes the sidewalk inaccessible and potentially dangerous, seems to be continuing. Malcolm Broadbent advised that the sidewalk is deemed a private lane and belongs to Ontario Housing. He further explained he has once again gone to the City and complained, and they have escalated it once again to Toronto Housing Authority. Beyond that, owners with concerns about this matter should contact Kyle Rae's office. The contact information is provided below for owners' convenience.

City Hall, 100 Queen Street West, Suite A5
Toronto, ON M5H 2N2
Phone: 416-392-7903 Fax: 416-696-4300
councillor_rae@toronto.ca

Executive Assistant
Ryan Lahr, Phone: 416-392-7903
rlahr@toronto.ca

10. Next Meeting

Date for the next meeting was set as Tuesday January 13, 2009.

11. Adjournment

The meeting was adjourned at 8:07 p.m.

Approved – Tuesday January 13, 2009