

MTCC 600 Minutes of Board Meeting of Monday October 22, 2007

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Warren Holder called the meeting to order at 7:05 p.m.

Attendance:

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

Other Attendees: Andy Ng & Don Ruttan – Suite 3C, William Edwards – Suite 6D, Claus Wall, Suite 14A, Alex Lefter – Superintendent

1. Minutes

1.1. Deferred approval of minutes of Tuesday September 18, 2007 to next meeting.

2. Superintendent's Report

2.1. Contractors completed the following work during this period:

- 2.1.1. September 12 – Canada Wide Cleaning Co. completed window washing in the building.
- 2.1.2. September 20 – Rogers replaced the modulator for digital boxes due to complaints about poor picture quality.
- 2.1.3. September 25 – Northern Generator replaced the temperature gauge and coolant for the emergency generator.
- 2.1.4. September 26 – ADT Security tested our monitoring equipment.
- 2.1.5. October 3 – Schindler Elevators replaced the rollers in the North elevator.
- 2.1.6. October 19 – Honeywell switched our A/C system over to heat.

2.2. The following work was done by the Superintendent:

- 2.2.1. September 19 – Replaced the door knob in the PH-D.
- 2.2.2. October 16 – Installed 2 Fire Extinguishers cabinets for the roof.
- 2.2.3. October 17 – Painted the 2 newly installed doors on the P2 Level and in the lobby.

2.3. By a 10-point scale the Recycling marks by floor are divided as following:

- 2.3.1. Floors 3 and 4 - the mark is 3.
- 2.3.2. Floor 14 – the mark is 5.
- 2.3.3. Floors 5, 6, 7 and 15 - the mark is 7.
- 2.3.4. Floors 2, 8, 10, 11, 12 and 16 - the mark is 8.
- 2.3.5. Floor 9 – the mark is 9

2.4. Other Important Recycling Notes

- 2.4.1. Owners should be aware Alex will be sending notices to any floor which has recycling deficiencies.

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- 2.4.2. Alex has noted some of the most frequent deficiencies are caused by maids or cleaning staff individually hired by residents. Residents are asked to take special note of this.
- 2.4.3. Also, please make sure you crush your boxes and containers.

3. Building Maintenance – Malcolm Broadbent

- 3.1. Settlement Relating to Breezeway Damage March 26, 2006 - Greg Geralde and Malcolm Broadbent reported on the Settlement Hearing they attended at Small Claims Court. They successfully negotiated a settlement in favour of 256 Jarvis in the amount of \$1,500.00. We have received post dated cheques through December 15, 2007 from the company who did the damage. This recovery will go straight to our operating surplus and the fact it was done without insurance company involvement will mean there will be no negative impact on our rates.
- 3.2. Garage Restoration Project: Two areas remain outstanding. The lifting and repair where the Condensing unit for Rabba sits, and the removal and waterproofing in front of the Rabba Store, both of which have been on hold as a result of ongoing discussions with Rabba Fine Foods. Finally Rabba Fine Foods has agreed to cover reasonable costs for the lifting of the condensing unit so that repairs can be made. This was a result of our Building engineer saying that this was possible. However, our current contractor is still unwilling to put his employees at risk with that recommendation. Building Sciences Inc. is to issue a new specification requirement and we have advised Rabba Fine Foods that we will be requesting their contractor, as well as ours (should ours be willing to do so), to resubmit. In this case, we will review new costs versus our original approval. The second part (in front of Rabba store) remains on hold until such time as the detailed specifications are made available. It will be scheduled at a later date because it is too far into the Fall to consider any further work being done at this time.
- 3.3. Back Fencing and Gate Installation: – Dufferin Iron & Railings will arrange verification of underground gas and hydro lines, after which installation of the new bollards will be put into place. Once this occurs, the gates and fencing should be installed within 2-3 weeks, weather permitting.
- 3.4. Quotes for Parking Arm – To date, only one company (Superior Gating) has submitting a proposal for the replacement of our guest parking breezeway arm. One design is a stainless steel open faced roll gate which would roll along the ceiling. The other is an 8 foot high swing gate which would open to the side wall. We have asked National Time who maintains our existing parking arm, and Atlas Door who does our underground garage door to quote. The basic problem is the width of the space available to us. In addition, a new entry system which would be a copycat to our lobby system is being reviewed, where guest

would have to buzz the suite and the owner would have to be present to buzz them in.

3.5. Guest Parking Lighting – A walk through with Toronto Hydro with their guest parking lighting proposal was completed however their recommendations were not to the satisfaction of the Board Members present. They would only replace the current lighting and add a pole light to the back garden area at an estimated cost of \$10K. They were asked to rework their proposal with additional lighting, leaving the breezeway lighting as is and adding additional lighting to Rabba service area, garbage area, and north side parking. This lighting is to have shields so as not to disturb our neighbours adjacent to our property. We await their new proposal.

3.6. Shopping Carts - Deferred

3.7. Safe Door Systems – PH floor scheduled for Wednesday. After that they are 12 remaining suites to be completed.

3.8. Snow Clearing – Metro Wide Paving has ceased doing business and transferred our file to Mansewood Inc. with the same pricing structure and conditions for 2007/2008 season. Malcolm is awaiting the company's certificate of liability. Approved \$1,400 plus GST.

4. Financial, Legal and Insurance – Greg Geralde

4.1. Greg Geralde presented the September 2007 financial statements, pointing out the commentary as indicated with the August statements, remains the same.

4.2. Greg advised that he is now prepared to move forward with the 2008 Budget and that he and Malcolm will be working on this over the course of the next several weeks.

5. Owner, Resident and Board Relations – André Grenier

5.1. André reported on his new database. A review of forms returned to date will allow us to cancel 174 access cards. He reported that 16 suite forms have not been returned and that he would follow-up with those owners.

5.2. In a matter of a dispute between a suite on the 5th floor and one on the 6th André will write to both.

5.3. Renovation Letter from 3rd floor now received.

6. Other Business

- 6.1. Green Roof – Diane distributed an article prior to the meeting describing the Green Roof and proposed we consider it for the 2nd floor Patio when that renovation is scheduled. There is a grant available from the city however Malcolm advised it would have to be submitted today. Prior to the meeting, Malcolm had already asked for referrals from contractors capable of doing such a roof. Malcolm to follow up with Décor regarding issues such as whether our roof has sufficient support, does a green roof have to be over a heated area, etc.
- 6.2. Hallway Decorations – Deferred until André can speak to the owner involved.
- 6.3. Frequently Asked Questions – André agreed to draft a FAQ section and post it on our website. This is intended to deal with some of the items about which we constantly remind owners.
- 6.4. Cleanliness of Hallways – A recommendation was made by Claus Wall that we have our walls washed as they were beginning to show the build up of marks and grime. Malcolm concurred and said he would obtain a quote and have the work completed before year end.
- 6.5. Audibility Horns - William Edwards brought to the Board's attention that touch up painting is required on the audibility horns on several floors. Malcolm thanked Mr. Edwards for bringing this to his attention and committed to inspect each floor and have the touch up work done.
- 6.6. A Professional Treadmill was offered as a donation by one of our owners. As we have previously received owner feedback requesting a second treadmill, the Board gratefully accepted the offer. This will bring the number of treadmills in the Recreation Centre to two.
- 6.7. Noise complaint – Drilling and chipping has been happening at 8 p.m. André to address it.

7. Next Meeting

- 7.1. The next meeting is tentatively scheduled for Monday December 3, 2007 but will be for the purpose of voting on the 2008 Budget which Greg Geralde and Malcolm will work on until that time.

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8. Adjournment

The general portion of the meeting was adjourned at 8:18 p.m.

The private portion of the meeting was adjourned at 9:25 p.m.

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