

MTCC 600 Minutes of Board Meeting of Wednesday October 15, 2008

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

Attendance:

Board Members: Malcolm Broadbent, Greg Geralde, André Grenier (by teleconference), Warren Holder and Diane Turner

Other Attendees: Jim Turner – Suite 2B, Alan Gracan – Suite 6C, Larry Konyu and Michael Tudor - Suite 12A, and Alex Lefter – Superintendent

1. Minutes

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

2. Superintendent's Report

- 2.1. Contractors completed the following work during this period:
 - 2.1.1. September 19 – Spectrum Carpet Cleaner steam cleaned our carpet.
 - 2.1.2. September 23 – Schindler Elevator solved the problem with the shaking North Elevator.
 - 2.1.3. September 30 – Honeywell replaced the filters for individual coil units.
 - 2.1.4. October 1 – ADT tested our Fire Protection system.
 - 2.1.5. October 3 – Intercon reset our ISL 2000 system to solve the problem with buzzing in guests.
 - 2.1.6. October 3 – Rogers tried to fix problem with HD picture in Suite 6B.
 - 2.1.7. October 7 – Honeywell drained and shut down our chiller.
- 2.2. The following work was done by the Superintendent:
 - 2.2.1. October 1 – Fixed leaking tap in men's washroom.
 - 2.2.2. October 3 – Painted newly installed doors on the roof and P1 level. Also, repainted outside doors on the roof.
 - 2.2.3. October 3 – Adjusted recently installed door handle on P2 level.
 - 2.2.4. October 7 & 8 – Painted the stairwells on PH floor and stairs on the south side of the building.
 - 2.2.5. October 9 – Fixed broken door closure on the main entrance door.
- 2.3. By a 10-point scale the Recycling marks by floor are divided as following:
 - 2.3.1. Floors 4, 14 and 15 - the mark is 5
 - 2.3.2. Floors 3, 5, 6, and 15 – the mark is 7
 - 2.3.3. Floors 7, 8, 10, 11, 12 and 16 - the mark is 8
 - 2.3.4. Floor 2 and 9 – the mark is 9

Approved – Tuesday November 25, 2008

Non-recyclable items are still being put in the bins. Examples include plastic bags. 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.

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

2.4.1. September 29 – 10C moved out.

3. Teleconferencing and Videoconferencing

3.1. Greg reported that our lawyer Gerry Hyman had registered our motion to permit Directors to attend and vote by way of Teleconference and Video conference.

4. Gating Proposal – Malcolm Broadbent

4.1. Malcolm Broadbent presented the gating proposal, the text of which is attached to the minutes of this meeting.

4.1.1. Questions from the floor.

Alberto Sarthou - Suite 11D

Question – Why can't we have access to Mutual Street?

Answer - If we put in a door gate, it would defeat the point as people would in all likelihood misuse it. A door gate with a numeric code was considered however it was felt that a similar misuse would develop, as has been the case with our guest parking barrier gate.

Question - How can we get to Mutual if they don't clear the sidewalk of snow?

Answer – Take the Ryerson walkway if going south, or walk to Gerrard if going north. If everyone complained about the condition of the sidewalk from our back gate to Mutual and continued to do so, we could possibly get action by Toronto Housing Corporation to keep their side of the walk clear of snow.

Jim Turner – Suite 2B

Question - What happens if the snow plow takes out the fence?

Answer – They haven't done that so far with the bollards so we are hopeful it won't happen with the fence. The real test will be this winter, provided the gate is installed by then.

Question - Has there really been fewer undesirable activities going on?

Answer – Yes. Gates make it difficult for people to make a quick getaway. In addition to the new lighting that was installed earlier this year, the fact that we are keeping our north shrub garden trimmed down means greater visibility from the street. And for most part the fencing has eliminated the short cut for foot traffic. It has also resulted in less debris and litter.

- 4.1.2. After all questions had been answered and all attendees had had a chance to speak, the Board made the following motion.

Moved to accept the proposal to for gating across the north border of the property, at an estimated cost of \$10,400 including GST. By Malcolm Broadbent. Seconded by Warren Holder. Unanimous. Carried.

- 4.1.3. Malcolm then went on to deal with each item in Section C of the Fact Sheet which was distributed to all owners on Friday October 10, 2008.

The Board then made the following motion.

Moved to install gating in the small space between 250 and 256 Jarvis, at a cost of \$990 plus GST. By Greg Geralde. Seconded by Diane Turner. Unanimous. Carried.

5. Building Maintenance – Malcolm Broadbent

- 5.1. Garage Restoration Project – Ponding – Mainline Plumbing continues to await delivery of new drains. Once drains have arrived, scheduling will be determined and those owners who may be impacted will be notified.
- 5.2. Relining our 800 gallon Hot Water Tank – Work is scheduled to commence tomorrow. Greg Geralde had already distributed a reminder to owners about the hot water shut off early this morning by email. Malcolm explained our supplier will first determine if the tank can be relined. If so, work will commence immediately. If not, water will be turned back on and a new tank will be ordered at some time in the future. But this will be a much more expensive alternative than relining so we are hopeful relining will be viable. Note, subsequent to the meeting, it was confirmed that the tank met the test for relining, accordingly the project was completed as planned, resulting in a very significant savings.
- 5.3. Condition Survey on Recreation Centre roof and Balconies – Building Sciences will commence a Condition Survey October 22nd on the remaining two balconies facing east on the 2nd floor. We have asked that when the Detailed Specifications are drawn up and bids are requested, they include both a Green roof costing and a traditional one for the Recreation Centre patio.

5.4. Art for Elevator Lobbies

The following is the schedule for the art installation:

- 5.4.1. Week of October 27 – 31 – Framing and Delivery Floors 7, 8, 9 and 14
- 5.4.2. Week of November 3 – 7 - Framing and Delivery of Floors 3, 5, 12 and 15
- 5.4.3. Yet to select art – Floors 4, 6, 10, 11 and PH

- 5.5. Malcolm presented the Intercon quote to change from existing cards to new security cards which do not require the card to be inserted. The cost to replace all card readers is \$2,104. (Note, this cost was \$5,000 when we investigated this option a few years ago.) The cost to replace the existing inventory of owner cards is \$1,385 bringing total cost to \$3,500. Moving to all fobs would cost another \$691 for a total of \$4,180.

Moved to change card reader to new technology for an approximate cost of \$4,200 plus GST. By Malcolm Broadbent. Seconded by Greg Geralde. Unanimous. Carried.

- 5.6. Snow blower – Malcolm and Alex to review options available for the potential purchase of a snow blower for the building.
- 5.7. Damage to Breezeway October 10 – A moving van once again damaged the breezeway ceiling and took out 2 over head halogen lights. We have advised the trucking company's insurer and broker of this and are awaiting their reply. Since the suite owner was present and actually opened the guest barrier, there may be a counterclaim between the two parties.

6. Financial, Legal and Insurance – Greg Geralde

- 6.1. Greg Geralde reported on the September 2008 Financial Statements. The statements are completely done, pending receipt of September utility bills which typically come in this next week. All bank reconciliations are done. The intercompany accounts are balanced. If utility bills come in as expected, we will continue to be on budget at the end of September.

- 6.2. Greg Geralde reported on the working plan for preparing of the 2009 Budget. If plans continue on schedule, the Budget will be presented at our next meeting, Tuesday November 25th.

7. Owner, Resident and Board Relations – André Grenier

No issues to report.

8. Other Business

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- 8.1. Recycling Committee – Greg reported that so far only one owner had expressed an interest in being part of the committee. During the meeting, Larry Konyu volunteered to be part of the committee. Greg intends to send a follow up note to owners in case they missed the first one.
- 8.2. Car Washing - Larry Konyu Suite 12A asked if we would consider having a space for car washing in the underground. We discussed the possibility of creating such a space on the P2 level where mastic damage would not be an issue (there is no mastic on P2). Malcolm to investigate.
- 8.3. Change over from Heating to Air Conditioning – Air conditioning was discontinued on October 7th. Larry Konyu indicated he had a problem with one of his thermostats, as it was necessary to turn it clockwise for cool and counter clock wise for warm, which is the reverse of how it should operate. Alex Lefter indicated there were several thermostats like this in the building, and that Honeywell deemed them to be okay.
- 8.4. Update on dealings with Rabba.
 - 8.4.1. Smells in lobby –Although the cooking smells have been reduced, they still exist and it is doubtful they can be entirely eliminated, as they enter through various pipe holes between ourselves and the Rabba store in the lobby. On-going dialogue will continue to see if any further steps can be taken to reduce further these smells.
 - 8.4.2. Gas supply - With the assistance of our contractor, My Home Renovations, pipe tracing was undertaken in the Rabba store. We now know where the gas enters and where it re-enters 256, however the various branch shoots were not clearly identifiable. A telephone conversation was held with Ed Hakim of Rabba on October 14th and a meeting is to be set up so that we can determine where Enbridge will install the gas meter check.
- 8.5. Rules and Regulations Update – Board Members have submitted recommended changes. The Board will determine if there is sufficient justification to make changes to the Rules and if so, follow the established process to do so.

9. Next Meeting

Date for the next meeting was set as Tuesday November 25, 2008 – Delayed starting time of 7:15 p.m. because of Budget discussions which will occur In Camera.

10. Adjournment

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The meeting was adjourned at 9:03 p.m.

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GATING PROPOSAL – PRESENTED BY Malcolm Broadbent BOARD MEETING – OCTOBER 15TH, 2008

Mr., President, I am asking the Board of Directors to approve an expenditure of an estimated \$9,900 plus GST or about \$10,400 for the installation of a 5 foot high, 132 feet long wrought iron fence to run along the Jarvis / Mutual sidewalk section of our outside guest parking area. The fence would clone the existing ones. This estimate is based on a 2007 quote and may vary.

To answer possible questions, prior to your approval/disapproval, I have prepared the following answers to several questions that owners themselves may seek clarification on.

1) WHAT ARE THE PLANS FOR A NEW ACCESS GATE TO THE VISITOR PARKING LOT?

At the moment, we are still investigating various options for a new access gate to replace the existing barrier arm. One is an overhead sliding track and one with an aluminum brick style curtain with either attached to a telephone entry system. Neither quite fulfill our needs. We can get guests in, we can get guests out...the breakdown is getting them back in to get their vehicle...more importantly is the overall cost...for such a system and is it warranted.

2) WHAT WILL BE THE IMPACT ON THE NUMBER OF PARKING SPOTS AVAILABLE?

The number of parking spots as a result of gating will remain the same...9..

3) HOW RESTRICTED WILL THE SPACE BE FOR MANOEUVERING CARS ON THE NORTH SIDE OF THE BUILDING?

The temporary fencing has been up for six weeks now, and there does not seem to be a problem of guests parking along the north side of the building. Drivers are now much more careful in how they get in and out, as they are no longer able to take a wide swath using the Jarvis/Mutual walkway to come in and go out, which they should not be doing in the first place. This past weekend itself, saw the north side filled with SUV's and Minivans without any problem. It is our intention; however, to put signage up on the first entry spot, to limit this space to Sub/Compact cars only...as it is directly in front of our gas meter, and a larger vehicle parked there tends to be intimidating to many less experienced drivers.

4) WHAT WILL THE IMPACT OF SNOW REMOVAL BE?

Last year, was one of heavy snow falls, and in fact, we lost about 3 parking spots along the north side as a result of it being piled up for most of the winter. I expect if we have heavier snow fall years, that a similar situation will occur. There should be no material impact caused by the fencing, as our snow plow people will push the snow once again to the rear of the front shrub garden.

5) ARE WE CHANGING THE LINES THAT MARK THE PARKING SPACES ON THE NORTH SIDE OF THE BUILDING?

No, we are not...in fact, I wish guests would park closer to the bollard bumper guards and in between the yellow lines that delineate the parking spots. Far too often, guests simply cross over into other parking spots...leaving tightened spaces for others.

6) WHO WILL BE RESPONSIBLE FOR DAMAGE TO THE GATE IF CARS HIT IT WHILE TRYING TO GET IN AND OUT?

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As in any other incident, the guest who does the damage to the gate will be responsible for any section replacement. No different, if you hit the hydro pole coming in our out of the garage, or our guest parking barrier or another car in the lot.

It may be necessary to put back a fixed camera for recording purposes, if guests fail to own up to same should this occur, but we are hopeful, that our owners guests are responsible individuals and would report same, whether it is caught on camera or not.

The current construction fencing has not been hit so far.

- 7) WHAT WILL BE THE EXACT POSITIONING OF THE FENCE BE SO AS NOT TO INTERFERE WITH THE LINE BELOW, OR TO COMPROMISE GUEST PARKING?

I am not sure what is being asked here. The new wrought iron fence will not intrude any further than the current construction fencing...and could possibly use less space. The City requires easement ...but our concern is more for the gas line the runs through our guest parking area to feed 177 Mutual ...and that it not be severed and it be easily accessible should the need arise. This was considered when we put in the back rear gates to our property.

Questions from the Floor:

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