

MTCC 600 Minutes of Board Meeting of Monday October 5, 2009

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

Attendance:

Board Members: Malcolm Broadbent, Greg Geralde, Warren Holder and Diane Turner in person. Note - André Grenier participated by teleconference however was not present during entire meeting due to technical difficulties.

Other Attendees: Alan Gracan – Suite 6C, William Edwards – Suite 6D, Fred Harman – Suite 9A, Claus Wall – Suite 14A, Sabrina Paglia and 3 guests – Suite 14B, Alex Lefter – Superintendent.

1. Minutes

1.1. Moved to approve the minutes of Monday August 24, 2009. By Diane Turner. Seconded by Malcolm Broadbent. Unanimous. Carried.

2. Superintendent's Report

2.1. Contractors completed the following work during this period:

- 2.1.1. September 4 – ADT tested our communication equipment.
- 2.1.2. September 4 - Spectrum Carpet Cleaning steam vacuumed carpet in hallways.
- 2.1.3. September 10 – SDS provided semi annual treatment to the kitchen drain.
- 2.1.4. September 10 – Standard Pest Control provided monthly service.
- 2.1.5. September 11 - Mainline Plumbing repaired the leak in the breezeway.
- 2.1.6. September 12 – Mainline Plumbing repaired leak in the Lobby.

2.2. The following work was done by the Superintendent:

- 2.2.1. September 9 – Repaired broken door handle on the front door.
- 2.2.2. September 15 – Repaired make up air unit on mechanical roof.
- 2.2.3. October 5 – Repaired broken arm on gate to guest parking.

2.3. By a 10-point scale the Recycling scores by floors are as follows:

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

Reason for low scores – As noted in previous minutes, the following Non-recyclable items are still being improperly placed in the bins. The following items are garbage and not recyclable: clear plastic egg cartons and food containers.

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- 2.4. Moves in and out of the Building:
2.4.1. August 27 – 16B moved out.

3. **Building Maintenance – Malcolm Broadbent**

- 3.1. Update On Underground Garage Painting - This work was completed on September 16th, 2009. Total cost was \$24,215 versus a Reserve Fund estimate of \$26,000. The work that was done included the following add-ons: painting of garage door, painting of the ramp to the garage, installation of bumper brass hardware on P1 and P2 levels and installation of water diversion troughs.
- 3.2. Dufferin Iron and Railing: Outstanding Gating Proposals - Dufferin has yet to supply requested proposals.
- 3.3. Update on Lonergan Alarms: Installation of New Fire Control Panel and 2 Remote Annunciators - This work was completed on October 2nd, 2009 with a minor alteration to be made to the outer lobby annunciator panel cover (we have requested the white panel be changed to black). The Fire Safety Plan box is also yet to be replaced. It was noted that the PA system will now override the alarm so that announcements can be made when necessary.
- 3.4. Update on Recreation Roof Replacement and East Facing Balconies - This work began today, October 5th, 2009 with an estimated completion date of October 30th or sooner, weather permitting.
- 3.5. Update on Reserve Fund Study - The preliminary report to the Board should be ready by October 15th, 2009.
- 3.6. Update on Breezeway Insurance Reimbursement - \$1,000 Deductible Still Outstanding - Awaiting reply from our insurer as to whether we should be absorbing this deductible.
- 3.7. Update on Auto Door Openers for P1 and P2 - The feasibility of P1 and P2 auto door openers depends on whether we are able to put an operator mechanism in the bulk head on P2 level where a ventilation duct currently is housed. This would require us to break through the bulk head, once we know size of door operator.
- 3.8. Update on Securing Outer Lobby Doors - Intercon has yet to provide breakdown of outer door repair costs, though they have indicated this has been requested of their locksmith department. It was agreed we would not proceed with locking the outer lobby doors until it is determined if gating the front of the building would be more appropriate.

- 3.9. Update on Replacing Fan Coil Insulation by Honeywell Building Solutions – Honeywell have advised us they no provide this service. An alternate contact was made with Certified Clean Air however they have yet to submit a proposal. Follow up has been made, with no response to date. In addition, Malcolm will contact another company for an estimate.

In initial discussions with Certified Clean Air, it seemed they were more interested in a total rebuild of the units rather than a simple insulation replacement. They indicated there was an industry presentation made to the provincial government which would require unit owners to have the rebuild as part of the sale requirement, at the time their unit was sold. This could be the reason for their delayed response.

- 3.10. Update On Lobby Odours Originating From Rabba - No contact has been made with Canam Building Envelope Specialists Inc. (the company specializing in this type of work) with regard to odour transfer. This will be done by the Board, at our expense.
- 3.11. Update On Gas Recovery From Rabba - An email was sent on September 25th, 2009 to Rabba Fine Foods requesting their resolution to this matter. No response has been forthcoming. Malcolm recommends we ask our Solicitor to prepare a By-Law change increasing Rabba's percentage contribution to our common expenses.

Moved to increase the percentage contribution to common expenses for the commercial unit from the existing 2% to 3%, primarily to recover the excessive gas usage of the commercial unit.

The gas useage for the commercial unit far exceeds anything anticipated in the Declaration as Rabba has hooked into the building gas supply to fuel their gas stove and gas hot water boiler. In addition, Rabba's doors open and close constantly, 24 hours a day. This creates excessive cost since there is continuous loss of heat.

By Malcolm Broadbent. Seconded by Greg Geralde. Unanimous Carried.

- 3.12. Request to Install Outer Enterphone System to Lift Guest Parking Barrier – Malcolm recommended the Board approve a request to have Intercon install an outside Enterphone system at the guest parking barrier which would allow guests to dial from this outdoor enterphone to the suite owner and eliminate the need for guests to call from the inner lobby. Estimated cost is \$6,500 based on a quote dating back to October 2008. Exterior conduit work will be surface mounted, as is the case with our accessible door. Painting and patch work required is not included in the quoted price and would have to be done by others.

After some discussion the Board felt the price was too high for what amounted to saving guests from taking a few short steps to the lobby, primarily under a covered walkway (the breezeway).

Moved to not proceed with \$6,500 (plus) cost of installing new Enterphone at Guest Parking barrier. Four in favour. One opposed. Carried.

- 3.13. Request To Considering Adjusting Anti-Loaf Devices on Jarvis Fronting Planters – The current devices which were installed in May 2001 with the intention they deter people from sitting in our planter boxes and thereby cause damage to the flowering contents, have not been effective. A check of various devices throughout the neighbourhood shows that the more pointed devices are more effective. Malcolm recommended we cut our anti-loaf devices in such a manner that although not pointing directly upward, they would become more unpleasant for any individual to sit on. The estimated cost of doing so is \$800 and the work would be done by My Home Renovations. Greg asked if the devices could pose a liability issue. Malcolm responded they would not, and that they were installed in several places in and about the downtown core, in front of homes and other condominiums.

It was agreed not to proceed with this suggestion. If gating around the main lobby were to be approved, altering the current devices would be unnecessary and we could save the \$800.

- 3.14. Request to Consider Completion of Floors 8 & 9 for Weather Stripping and Rollers. Window Replacement Would Be Completed in 2010 for these Floors. – Malcolm recommended the Board approve weather stripping and roller replacements for these final two floors. Estimated cost is \$4,200 and work would be done by My Home Renovations. This does not represent additional spending, but rather, simply doing more floors in a single year, as we have done before. The Board agreed.

- 3.15. Reminder To Owners To Turn Off Lights and TV In Recreation Centre - Just a reminder that the last person using the recreational facilities, this includes the sauna area, should turn off the lights and TV.
- 3.16. Be On The Look Out For The 8 And 9 Balls Missing From The Pool Table Rack - It appears that our number 8 and 9 pool balls have gone astray. If anyone should happen to see them, please ask them to come back as it is not our intention to keep buying new pool balls.
- 3.17. Request to Store Snow Tires in Underground Garage - The storage of snow tires cannot be accommodated however there is a local company, Tire Storage Direct, which specializes in this service. They can be reached at 416-624-2488 for details.
- 3.18. Request to Allow Parking of Scooters Or E-bikes in Underground Garage - Our Building Engineer recommends that we not allow additional weight loads on the P1 level however P2 is on grade level and an additional weight load would not be harmful. The Board agreed to make the space adjacent to spot #22 on the P2 level available at a cost of \$50 per month, on a first come basis. It is estimated that 4 such vehicles could be accommodated, but if that was done, line stripping would likely be required. Owners wishing permission would make their request in writing to the Board. These requests would be considered on an individual basis, space and feasibility permitting.

4. Financial, Legal and Insurance – Greg Geralde

- 4.1. Greg presented the August 2009 Financial Statements which are being posted on the website as is our normal practice. We are tracking very nicely against our budget.
- 4.2. Greg advised the Board the considerable work on the 2010 Budget was about to commence. The current work plan calls for the Budget to be completed such that it is ready for the next Board meeting. This year, we will have to fold in the considerable additional cost of the Harmonized Sales Tax which was passed into law by the provincial government. The effective date of the law is July 1, 2010.

5. Owner, Resident and Board Relations – André Grenier

- 5.1. Andre reported that there were 3 renovation approval letters issued, one for the 12th floor at the end of July, one for the 3rd floor in August, and one for the 10th floor in September.

6. Other Business

6.1. Recycling Committee:

6.1.1. On behalf of the Recycling Committee, Fred Harman requested approval to the recommendations he made at the last Board Meeting, those being recommended changes to the website, Bulletin Board posting in the Garbage Rooms, and a proposal regarding alternate disposal means for spent CFLs, batteries and fluorescent tubing. All recommendations were approved by the Board.

6.1.2. The Board also agreed to the Ongoing Reinforcement Plan as presented by the Recycling Committee which is designed to provide continual updates for new information and address individual issues by floor as required.

6.2. Recreation Committee – Greg Geralde outlined the questions that had been developed by the Board for the Questionnaire to owners. Next step is to ensure Recreation Committee is in agreement with the questions and distribute the Questionnaire to owners.

6.3. Updating Rules and Regulations –Final input from the Board suggesting changes to the current rules was received on the date of the meeting. Next step is for Greg Geralde to bring that together, re-circulate it to the Board for agreement, then distribute to owners. The updated rules do not come into force until the process for such updates as set out in the Condominium Act are followed. Specifically, that requires they be sent to owners with the following note:

In accordance with the Condominium Act, this rule will come into effect on _____ which is 30 days after the receipt of this Notice on _____.

Owners of at least fifteen percent of the units may sign and deliver to the Board within 30 days of receipt of this notice, a requisition requiring the Board to call a meeting of the owners to consider the rule.

6.4. Changeover to Heat – The Guideline used by the Board is heat will be turned on when there are 10 consecutive days with temperatures of 10 degree Celsius or less.

6.5. Cutting Back Shrubs to Allow Better Visibility – A request to cut back the shrubs to allow better visibility for cars exiting from our parking was received. Malcolm will deal with our gardener to make this happen.

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6.6. Impact of Harmonization Tax – It was noted that, as reported many times in the media and highlighted at our May 26, 2009 AGM , if the Tax Harmonization is passed, it will have a serious impact on monthly maintenance fees since it will affect both operating expenses and reserve fund contributions. This was once again noted in paragraph 4.2 of Greg Geralde's report (see above).

7. Next Meeting

7.1. Date for the next regularly scheduled Board meeting is set for Monday November 23, 2009 at 7 p.m. It is anticipated the Board will pass the 2010 Budget at this meeting.

8. Adjournment

8.1. The Open portion of the meeting was adjourned at 8:35 p.m.

8.2. The Board remained to deal with a confidential situation in-camera situation, until 9:00 p.m.

To Be Approved – Monday November 3, 2009