

MTCC 600 Minutes of Board Meeting of Tuesday September 18, 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: Terry Whittleton – Suite 3D, Alan Gracan – Suite 6C, Fred Harman – Suite 9A, Claus Wall – Suite 14A, Sabrina Paglia & Colin Qaderi – Suite 14B, Chuck & Michelle Byrn – Suite 15D, Alex Lefter – Superintendent

1. Minutes

- 1.1. Moved to approve the minutes of Tuesday March 20, May 15, 2007 and July 24, 2007. 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. August 1 – MTB plumbing replaced the leaking pipe above the garage entrance.
 - 2.1.2. September 11 – Honeywell replaced in-suite air filters.
 - 2.1.3. September 17 – Honeywell cleaned the chiller filter and noticed unusual vibrations from one of the compressors. The compressor was subsequently shut down.
- 2.2. The following work was done by the Superintendent:
 - 2.2.1. August 22 – replaced the ballast on the 6th floor.
 - 2.2.2. September 4 – patched the leaking pipe in janitor room. This particular pipe runs into Rabba and caused a water leak in the ceiling.
- 2.3. The following are the moves which occurred in and out the building:
 - 2.3.1. August 30 – 8th floor tenants moved out.
 - 2.3.2. August 31 – 14th floor owner moved out
 - 2.3.3. August 31 – 14th floor owner moved in.
- 2.4. By a 10-point scale the Recycling marks by floors are divided as following:
 - 2.4.1. Floors 3 and 4 - the mark is 3. Bags of garbage are being left in the garbage room rather than being put down the chute
 - 2.4.2. Floors 5, 6, 14 and 15 - the mark is 5.
 - 2.4.3. Floors 7, 8 and 10 - the mark is 7.
 - 2.4.4. Floors 2, 11, 12, and 16 - the mark is 8.
 - 2.4.5. Floor 9 – the mark is 9

3. Building Maintenance – Malcolm Broadbent

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- 3.1. Breezeway Legal Suite – Settlement conference scheduled for October 9th. Note: this is not the court case.
- 3.2. Outstanding Garage Renovation Issues Involving Rabba –
 - 3.2.1. Condenser Unit – Rabba has requested detailed specification of our garage project. This is being scanned and will be sent to them. All work must be completed next year as we only have a 2-year guarantee.
 - 3.2.2. Re-leveling of Interlocking Brick – This has been delayed as Décor has insisted on doing it at the same time as the condenser unit.
- 3.3. Ponding in Underground Garage – Décor asked Alex to chalk the areas surrounding the parking spots for a 9th floor suite, 11th floor PH. Rather than waiting for a rain day it is suggested we empty several pails of water and Décor can view the ponding and existing drainage routes. In subsequent discussion with Décor, the indicated this would not help.
- 3.4. Back Gate – Malcolm indicated that he had mistakenly quoted the cost of the back gate in the July 24th meeting. In today's meeting he presented 3 quotes to cover the cost of the west retaining wall at the back, enclosing the Rabba condenser and Air Conditioning unit, running along the west wall of the back garden area, installing 2 new bollards, and erecting wrought iron gates to closely match the look of those in the front.

Moved to accept quote from Dufferin Iron Railing in the amount of \$9,254 (includes GST) for gating as indicated above. By Malcolm Broadbent.
Seconded by Warren Holder. Unanimous. Carried.
- 3.5. Malcolm discussed the cost (as we knew them last time they were estimated) of significant projects in the relatively near future which includes Risers for an estimated \$140K, Boilers scheduled for 2010 for an estimated cost of \$80K, roof on the second floor patio, roofs on the 2 balconies, sealing off the garbage area and the replacing of our fire annunciation system. Malcolm deferred discussion of quotes related to the parking arm as two of the companies contacted would not quote. The only quote on file is \$14,000 for the gate but that does not include new mechanism. He is awaiting another quote (from National Time).
- 3.6. Lighting of Guest Parking – Meeting set for Thursday September 20th. Greg Geralde and Malcolm attending.
- 3.7. Shopping Carts – deferred
- 3.8. Weather Stripping and Rollers – The following floors were inspected – 4, 5, 12, and 14. One suite on 12 and one on 4 requested postponement of the work in

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their suites. 23 windows needing replacement. These have been ordered and we will start replacing at end of month.

3.9. Safe Door Systems installation has been scheduled to commence on Saturday September 22nd. The first floors to have the system installed will be floors 2, 3, 4 and 5. The lower floors are intentionally being scheduled first because our experience so far is these are the ones which have been impacted in the 2 occurrences we have had to date.

3.10. Thermograph Report - Construction Control submitted their Thermograph Report following their inspection. Their objective was to look for hot spots using infrared technology in areas of the boiler and main electrical rooms. The result of their report is encouraging in that our only item of concern is related to the main floor air conditioner where we need to replace right hand fuse and have the wiring connections at the top and bottom of this fuse tightened. This will be done by our electrician on his next visit.

3.11. Guest Parking Reminders:

From Our Residents' and Owners' Guide – Revised October 2004

P. 18 – Visitor's parking is not for the use of residents' friends as a parking lot for access to activities outside 256 Jarvis Street

P. 19 – Any infringement of the parking rules will result in tagging and/or towing of the vehicle at the owner's expense without any prior warning

From Notice Sent Nov. 23, 2006

Where Can Your Guests Park?

Inside any of the beautiful, spacious spots delineated by freshly painted new lines. There are six of them against the garage wall and three more against the West Garden.

Where Can Your Guests NOT Park?

In the same two Rabba spots that existed before construction.
On the concrete slab where we have traditionally kept the garbage dumpsters.
Against the blue fences where the chain used to be.

Friendly reminder to ALWAYS have your guests indicate on the dashboard who they are visiting and how long they are staying.

Please Note: The sign on the dashboard of each visiting car will assist us in case vehicles have to be removed in an emergency situation or if they have parked in an unapproved area, such as in front of our garbage bin or the back gating.

4. Financial, Legal and Insurance – Greg Geralde

4.1. Greg Geralde presented Financial Statements for August 2007 and YTD. In total we are on budget for Operating results through August 31st but Greg made the following additional comments:

- 4.1.1. Gas over budget and Electricity under budget
- 4.1.2. Security over budget because of Safe Door System not planned
- 4.1.3. Over in Interior repairs due to more window replacement

5. Owner, Resident and Board Relations – André Grenier

5.1. Renovation Letter from 3rd floor now received.

5.2. Noise complaint from owner on 5th floor. André to send letter to 6th floor resident since there has been no response to his previous attempts to communicate.

5.3. Disappearing newspaper 9th floor. Alex will check to see if the delivery person has an access card. Subsequently the newspaper carrier has been issued a restricted access card.

5.4. Access Cards – André reported on his considerable progress to cleanse the list of access cards, reducing the list to a much more acceptable level. In many cases the list reflects cards which are surely lost and not expected to be recovered. The distinction was made between cards that should be Deleted versus cards that should be (and are) made Inactive.

5.5. André will investigate the possibility of Wi-Fi for the building.

5.6. Window Cleaning – Greg discussed the frustration it presents our owners when our contractors do not meet the timetable they commit to us when making the planned arrangements. However, it was correctly pointed out that we must balance this with the preferential pricing we often receive. For instance, one of our contractors who does an excellent quality job but is sometimes a day or two later than he promised, is a fraction of the price of all other bidders for his service.

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- 5.7. Rowing Machine will be donated to Recreation Centre by a 15th floor owner. The Board gratefully accepted this offer.
- 5.8. Insurance Company – An onsite inspection by a representative of our Insurance Company recommended that we have fire extinguishers available for use on our main roof in case of accidental BBQ fires, and that we have copies of the liability insurance certificates on file for those companies doing major work for MTCC 600 (this is now in place). Fire extinguishers have been bought and will soon be installed.
- 5.9. The Board received a request to allow a dog which exceeds the 30 pound rule but is only here part time. The request was carefully considered but the Board was forced to turn down such a request.
- 5.10. In the preceding point, the owner who is a recent purchaser indicated they had not been made aware by the outgoing owner of the restriction. The Board will consider sending the Welcome Letter as an accompaniment to the Status Certificate which is prepared close to the time of closing. We will also put our website address on the front door so that potential purchasers and realtors may refer to it to learn many things including our Rules.
- 5.11. An owner on the 3rd floor reiterated it is very important to our resale values that we make progress on the renovation of the Recreation Centre.

6. Next Meeting

- 6.1. The next meeting is scheduled for Monday October 22, 2007.

7. Adjournment

The general portion of the meeting was adjourned at 9:05 p.m.
The private portion of the meeting was adjourned at 9:25 p.m.

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