

MTCC 600 Minutes of Board Meeting of Thursday September 18, 2008

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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

Regrets – André Grenier

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

1. Minutes

- 1.1. Moved to approve the minutes of Monday June 16, 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. June 17, 2008 – Northern Generator accomplished bi-annual test for emergency generator.
 - 2.1.2. July 14, 2008 – Honeywell repaired A/C unit in Suite 3C.
 - 2.1.3. September 19, 2008 – Schindler solved the problem with North Elevator.
 - 2.1.4. August 22, 2008 – Canada Wide cleaning completed windows cleaning in the building.
 - 2.1.5. August 24, 2008 – Honeywell solved the problem with our chiller.
 - 2.1.6. September 5-11, 2008 – Dryerfighters completed most of the cleaning of the in suite dryer duct system.
 - 2.1.7. September 11, 2008 –Waste Solution Group replaced doors on the garbage chutes on the 3rd and 6th floors.
- 2.2. The following work was done by the Superintendent:
 - 2.2.1. June 20, 2008 – Repaired the card reader in South elevator.
 - 2.2.2. June 24, 2008 – Replaced burnt grid for BBQ's.
 - 2.2.3. June 25, 2008 – Replaced and set up remote for TV in the gym.
 - 2.2.4. August 6, 2008 –Steam vacuumed carpet on 16th and 3rd floors.
 - 2.2.5. August 3, 2008 – Fixed handle on the front door.
 - 2.2.6. August 20, 2008 – Repaired broken anti-loaf wrought iron device on front shrub garden.
 - 2.2.7. September 12, 2008 –Strengthened the temporary fence around the property, by securing the joins with wire to prevent people from opening the fence to walk through..

Approved – Wednesday October 15, 2008

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

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

Most common examples of items improperly placed in recycling:

- items not rinsed and crushed
- non-recyclable items such plastic bags, styrofoam, takeout plastic food containers (used to package roasted chickens, salads, fruit, sushi etc.) even though they may have the recycle symbol on them
- coat hangers

3. Building Maintenance – Malcolm Broadbent

3.1. Garage Restoration Project – Ponding – A meeting was held on June 18th with Décor and our Building Engineering Company where the need for 6 to 7 new drain locations was identified as required. A meeting is scheduled on September 24th with Décor Restoration and Mainline (their plumbers) to plan the implementation for this which will be scheduled for October. Work is estimated to take 2 to 3 days. Mastic repairs will be done at the same time

It is expected Underground Parking will be affected for owners on P1 from spots 5 to 16 and on P2 from spots 6 to 17. As we get closer to the date, we will know the spot numbers with greater certainty. The underground will surely have to be cleared in these areas between 9 a.m. and 5 p.m. during the 2 or 3 days of scheduled work. Guest parking will be closed to non-resident vehicles for this period, to accommodate as many owners as possible. It is hoped many of the owners affected will elect to take their car to work during the construction days, thereby minimizing guest parking requirements.

3.2. Smart Metering – The Board decided not to proceed with smart metering proposal for the building. At present, Hydro does not offer lower pricing by daypart and as such, there is no financial justification for the outlay. Since our suites are individually metered, owners are free to purchase such devices on their own should they wish to do so.

3.3. Hot Water Storage Tank – Malcolm reported on the options of relining or replacing our 800 gallon hot water storage tank. The Board felt we should first investigate the viability of relining since this is much more economical. Two estimates for relining have been obtained. The first is from Provincial Tank Lining for \$4,665 plus trucking fees and GST, while the second from Hydrastone Inc. is for \$4,400 plus GST. For a cost of \$544 plus GST, Hydrastone will first

inspect the tank to determine the viability of relining. If we proceed with relining with this supplier, the inspection fee will be waived. There is a 10-year warranty on the lining. Honeywell was asked to quote however as they subcontract to Hydrastone, they declined.

The Board authorized the selection of Hydrastone to proceed with the inspection of our hot water storage tank and reline if viable. It will be necessary to shutdown the building's hot water supply for up to 30 hours, in order to reline the tank. In the event relining is not an option, a new hot water storage tank will cost between \$27,000 and \$40,000.

- 3.4. Lights left on in Recreation Centre - Malcolm asked that a memo be sent out reminding owners to turn off all lights, most particularly those which are not controlled by timers, when leaving the Recreation Area. If the problem persists, it may be necessary to install timers in areas where they are not present including the Gym, sauna and washrooms.

4. Financial, Legal and Insurance – Greg Geralde

- 4.1. Greg Geralde presented the August 2008 Financial Statements. We are \$5,000 better than our budget but Greg indicated the August utility bill was yet to come in, which he anticipated would be \$5K, bringing us in on budget.

5. Owner, Resident and Board Relations – André Grenier

- 5.1. Warren agreed to deal with one outstanding owner issue.

6. Other Business

- 6.1. Recycling Committee – Greg agreed to send a notice asking for members to join a recycling committee to be led by Fred Harman. The committee will work on educating our owners on what is and is not recyclable, as well as preparing for changes to the recycling rules including the Green Bin program.
- 6.2. Fire Exit at West Side of Building - The all-clear was provided on June 19th by Paul Catchpole of Toronto Fire Services and on August 27th by Andre Wild, Sr. Building Inspector, Toronto Building Division, as to our Fire Exit at the rear of the building facing the new garbage enclosure of 145 Mutual Street. It was determined the clearance at that exit meets Fire and Building Code requirements. It was noted however the height requirement of 6'9" is not being met by the exit itself. This will require us to cut down the existing cement slab and rebuild the exit stairs. A request for Décor to do the cement cutting and My Home Renovations to do the stairs, has been made. Work will likely be scheduled for Spring 2009.

- 6.3. Flow Meter for Chiller – In the last meeting it was reported Carrier felt water flow into the chiller may not be sufficient. Honeywell has inspected and reports there is adequate flow.
- 6.4. Tint on Lobby Glass – Malcolm went back to the supplier 4 times with our questions and did not get a reply. We are left to assume our concerns are founded, and the tint is unwise. It might however be possible to tint only the glass partition above the outer lobby door. This option will be investigated.
- 6.5. Update on dealings with Rabba.
 - 6.5.1. Smells in lobby - The fan in the compactor room has been put into service so any garbage smell is now directed into the breezeway. Ed Hakim of Rabba sealed off as many joint pipe openings as possible between their store and our lobby. He also sealed the air intake unit for the store which is located in the breezeway. Improvement has been noted, but the smell has not been entirely eliminated since the electric oven being used for this purpose has no outside venting system. Cooking smells therefore find their way into our lobby. Further discussions will take place to explore other options.
 - 6.5.2. Gas supply - Rabba has agreed to install gas meter checks where they have tapped into the MTCC 600 gas lines. This or these meters could be read every 3 months or so and a bill sent to Rabba for payment. A separate meter could also be installed. The basic problem is there is currently only one main gas line coming into the building, and located where it branches off to be used by the store, is very challenging. Pipe tracing is required to determine whether such gas usage is readily identifiable. A separate meter is a huge and expensive undertaking and would not be aesthetically pleasing to the residential part of the building.
 - 6.5.3. Rabba has agreed that they will tremclad their outside condenser unit and will seal the condenser unit cover along the wall into the store so as to prevent any water intrusion into the underground garage.
- 6.6. Rules and Regulations Update – The last time we updated our Rules was in 2003. The Board will review any changes that might be required, and follow the established process should changes be necessary.
- 6.7. Fred Harman reported that a ladder was stolen from the truck of the supplier he uses to wash his windows. The truck was parked in Guest Parking but the ladder was not secured by a locking device. The Board considers it the supplier's responsibility to lock their property and therefore cannot help in this regard.

6.8. Wall Art Décor in Hallways –

- 6.8.1. Five floors have yet to respond. 4, 6, 10, 11 and PH.
- 6.8.2. In the event one suite is unavailable or not in agreement, it was agreed majority rule would be sufficient to determine the selection for the floor.
- 6.8.3. It was agreed to proceed with ordering and installing wall art décor for the floors which did make their selection on time.

6.9. Teleconference and Video conference – Greg verified with Gerry Hyman the motion is being registered. Awaiting confirmation from Gerry Hyman. Greg will report at next meeting.

6.10. Rogers Offer of a Free Digital Box - As explained in the September 6th email distributed to owners on this subject, Rogers is offering a free standard digital box to those residents who do not have one. Rogers will advise owners of the arrangements. Owners who already have a digital box will have their monthly bills automatically reduced for the digital box fee and digital services fee.

7. Next Meeting

Date for the next meeting was set as Wednesday, October 15, 2008

8. Adjournment

The meeting was adjourned at 8:25 p.m.