
Metropolitan Toronto Condominium Corporation (MTCC) No 600
256 Jarvis Street, Toronto ON M5B 2J4

Minutes of Board of Directors Meeting

Thursday, January 21, 2021

Held via Zoom

In Attendance: Greg Geralde, Alan Gracan, Howard Craven, Richard Mortimer, Mark Lepine

Guests: Alex Lefter (Superintendent), Dan Langdon (Owner – window project committee)

The Meeting was Called to Order by Greg Geralde at 7:04 p.m.

1. Approval of Minutes

MOVED by Richard Mortimer to approve the minutes of the November 5, 2020 board meeting. SECONDED by Mark Lepine. CARRIED.

MOVED by Richard Mortimer to approve the minutes of the December 16, 2020 board meeting. SECONDED by Mark Lepine. CARRIED.

2. Assigning Board Member Terms

The three-year term for the member elected by resident-owners is held by Howard Craven.

The second three-year term is held by Greg Geralde.

The two-year term is held by Richard Mortimer.

The one-year term is held by Mark Lepine.

3. Directors' Reports

a. Building Manager's Report – Alex

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- December 30th - Mainline Plumbing snaked kitchen drain in Suite 3D where the main stack was plugged.
 - January 4th - Lonergan Inc. installed a heat detector in our Hydro vault. Nextex snaked and cleaned the drain in the vault at the same time. Other repairs need to be **Board Meeting – Thursday, January 21, 2021** **Page 2**

done but requires use of another company able to move the high voltage cable for repairing exposed bars in the concrete wall.

- January 14th - Lonergan Inc. completed repairs of all deficiencies found during Annual Fire Inspection.
- January 17th - The parking arm was laying on the ground. After investigation I found that the secure pin was broken and needed to be replaced. I was able to do the temporary fix but pin needs to be replaced.
- January 4th - Owners of Suite 15C moved out.

b. Treasurer's Report – Alan

We received the building insurance renewal. The cost has increased by 14% to \$30,191. The large increase is because of market conditions in the condo insurance business. Some companies have stopped underwriting condominiums, and the remaining ones have experienced claim losses. The increase in the Vancouver area is averaging 40%.

c. Owner Relations Report – Howard

Dealt with the following issues:

- The new owners of Suite 15C and 5A were welcomed to the building and sent the documents related to renovations in a suite.
 - Five other maintenance and other questions were dealt with including pharaoh ants in some suites, problems with the interphone, and security cameras on the lobby channel not visible, the latter of which were resolved by the owners rebooting their system or other methods unique to the suite experiencing the issue.
 - The Notice to Contractors was sent to several people, including the manager of the Window Replacement Project.
 - An owner expressed concern about the ongoing issue of homeless people who use our property for illegal or unsanitary activities. Our reply agreed that we do not want strangers on our property but noted that most of these people are not dangerous. We also noted that we have been placed in a very difficult situation due to COVID-19 and the city's decision to rent buildings in our immediate area for those who would otherwise be homeless.
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4. Current Projects and Business

a. Window/Caulking Project

- i. The mock-up is expected to resume in 2-3 weeks. [Note, subsequent to the meeting, the mock-up was again put on hold. To be discussed at the next board meeting.]

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- ii. The requirements to deal with the findings of the hazardous material tests are still being assessed, but it is hoped that the affected areas can be minimized.
- iii. The report's findings will be available to owners, particularly when planning in-suite renovations. Also, contractors doing any emergency repairs to affected areas will need to be notified; however, this is unlikely as the affected area is the ceiling coating and not generally subject to emergency situations.

b. Other Projects

- i. Boiler Room – On hold. The preferred contractor (CDC, who did the riser replacement) would like the input of our engineer.
- ii. Hydro Vault – The installation of heat detector and cleaning the drains was completed, but a licenced contractor is required to move high voltage cables to complete concrete repairs.
- iii. Entry Phone – There has been back and forth communication with Tyco. It is hoped more complete information will be available for the next meeting.

5. Quotes for Approval

None

6. Other Business

None

7. Adjournment

The meeting was adjourned at 7:48 p.m.
