
METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 600

MINUTES OF THE ANNUAL GENERAL MEETING

TUESDAY OCTOBER 20, 2020

PRESENT: Greg Geralde - President
 Alan Gracan - Treasurer and Secretary
 Howard Craven - Director – Residents & Community Relations
 Daniel Langdon - Director – At Large

HOST: Chris Jaglowitz - Condo Lawyer and Host for Meeting

GUESTS: Rae-Ann Flavien - Auditor - McGovern, Hurley, Cunningham, LLP
 Alex Lefter - Building Manager

ATTENDEES: There were 39 owners online:

2B, 3A, 3B, 3C, 4C, 4D, 5A, 5B, 5C, 6B, 6C, 6D, 7A, 7B, 7C, 7D, 8A, 8B, 8D,
9C, 10A, 10B, 10C, 10D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 14A, 14B, 14D,
15B, 15C, PH-A, PH-B, PH-C

There were 3 Proxy forms received:
4A, 5D, 8C

1. CALL TO ORDER

There being a quorum, Chris Jaglowitz, the Chair, called the meeting to order at 7:30 p.m.

2. GENERAL NOTES

- This is the First Virtual AGM, held 4 months late and Not in-person due to COVID-19 restrictions.
- Since this is the first meeting held by Zoom and we have a detailed Insurance By-Law to introduce, the meeting is being Chaired by our Condominium Lawyer, Chris Jaglowitz.

3. APPROVAL OF MINUTES

Chris invited comments or corrections related to the minutes of last year's Annual General Meeting of June 26, 2019. Stuart Hobbs (PHC) noted Point 2 of the minutes incorrectly referenced PHA

as the seconder of the motion to accept last year's minutes, whereas it should indicate PHC as the seconder.

Moved to accept the minutes (as amended) of the Annual General Meeting of Wednesday June 26, 2019 by Mark LePine Suite 15C. Seconded by James Dubro, Suite 14B. Unanimous. Carried.

4. PRESIDENT'S REPORT

Greg talked about the Riser Project which started Mid 2019 and ended just before Spring 2020. It was a resounding success based on the 2 criteria those being, 6 months after completion there have been no water issues and, there was a fraction of the cosmetic damage we anticipated.

Greg gave a special thank you to Dan, Howard and Alex for their extraordinary work on this project.

5. TREASURER'S REPORT

Alan shared his screen and walked owners through the Financial Statements in great detail. After doing so, he asked if there were any questions.

Question: Diane Turner, Suite 2B, asked the cause of the 2 False Alarms and whether we will improve the appearance of the area just to the north of the underground parking.

Response: Greg replied that the false alarms were caused by water intrusion and the work on the outside is being delayed until we better understand the financial implications of the Window Project.

6. AUDITOR'S REPORT

Alan introduced the auditor, Rae-Ann Flavien, from the firm, McGovern, Hurley, Cunningham, LLP.

Rae-Ann advised their firm confirmed that the audit evidence they obtained was sufficient to support their audit opinion was Unqualified, meaning that McGovern, Hurley, Cunningham reports the financial statements fairly present our results in all material respects.

Rae-Ann asked if there were any questions from the group. There were none.

Moved to approve the financial statements as presented by Larry Konyu, Suite 12A. Seconded by John Laverty, 5B. Unanimous. Carried.

7. APPOINTMENT OF THE AUDITOR

Moved to re-appoint the firm of McGovern, Hurley, Cunningham as auditors until the following year by Mark LePine, Suite 12C. Seconded by John Laverty, Suite 5B. Unanimous. Carried.

8. OWNER RELATIONS MEETING – HOWARD CRAVEN

- Howard thanked owners for wearing masks and following COVID rules • Our Bike Tag project resulted in 40 unclaimed bikes being donated to charity.
- The Board sought quotes for additional Fencing at the front of our building but due to technical restrictions, we were prevented from moving forward with fencing.
- The Board was represented at City meetings held for work planned in our community.

9. BY-LAW 12 – ELECTRONIC MEETINGS

Chris Jaglowitz explained the By-Law will allow future meetings to be held in whole or part by electronic means.

Tonight's meeting is permitted to be held electronically due to COVID.

10. BY-LAW 13 – STANDARD UNIT and INSURANCE

Over the course of almost 20 minutes Chris Jaglowitz explained the reason behind the By-Law. He also went into great detail about the elements of the 12-page document which had been circulated in advance of the meeting.

Moved to approve both By-Law 12 and By-Law 13 as presented. Votes were tabulated electronically by Chris as the Chair and the two By-Laws were carried.

11. ELECTION OF DIRECTORS

Greg indicated there are 4 positions open, and the following 4 candidates have been identified to the fill those positions.

- Greg Geralde

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- Howard Craven
 - Richard Mortimer
 - Mark LePine

Moved to close nominations by James Dubro, Suite 12B and seconded by John Lavery, Suite 5B.
Unanimous. Carried.

12. BUILDING PROJECTS – DAN LANGDON

Dan discussed the three projects

- Riser Project was on budget and ahead of schedule. He acknowledged owners on the 2nd and PH floors had a higher level of intrusion since they have horizontal pipes adjacent to their units.
- Windows and Calking - The windows we will be getting are far more energy efficient than what we have now. He discussed the concealed damage which only became apparent when the Mock-up was done in Dan and Rishi's unit.
- Parking Drain – Water had been leaking into the building by Rabba side door, which affected our electrical room on P1. Since the repair work has been completed, we have had no water penetration.

13. OTHER BUSINESS

The Chair called for other business.

Pieter Huisman, PHB – is there any plan for replacing the Intercom. Dan advised Greg has been working with our security company to address the issue.

John Lavery, 5B asked if the gym can be opened. Howard explained it is not possible because we are now back to Stage 2 in Toronto and are required to follow municipal and provincial legislation.

Nothing else was brought forward.

14. ADJOURNMENT

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There being no further business, a motion to adjourn was made by John Lavery, Suite 5B. Seconded by Doug Gibson, Suite 4C. Unanimous. Carried.

The meeting was adjourned at 9:22 p.m.

