

MTCC 600 - Minutes of Board of Directors Meeting
Thursday January 30, 2025

In Attendance: Greg Geralde, Howard Craven, Alan Gracan, Richard Mortimer and Dave Jung

Guest: Gordon Wegg

Held via Zoom

The Meeting was called to order by Greg Geralde at 6:32 p.m.

1. Approval of Minutes

Minutes of the Meeting of November 28, 2024 will be approved at next month's meeting.

Minutes of the Budget Meeting of December 23, 2024

Moved to approve minutes. By Greg. Seconded by Howard.

2. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- Nov 29 – Merrit started semi-annual inspection of fan coil units
- Dec 7 – Honeywell installed new AUP unit
- Dec 11 – Mainline Plumbing investigated leak in 12 A's ceiling
- Dec 21 – Mainline Plumbing snaked kitchen stack in 3C and Rec Centre bathroom.
- Dec 27 – Aris investigated issue with MUA temperature
- Jan 7 – Lonergan commenced annual fire inspection
- Jan 16 – Honeywell fixed DHW boiler pump, which also improved hallway temps.
- Jan 28 – PMC inspected the hot water loop for the MUA system. Found no issues.

Work Completed by Building Supervisor

- Dec. 9 – Replaced fill valve in toilet for men's bathroom
- Dec 10 – Replaced supply hose for toilet in men's bathroom
- Dec 10 – Fixed trim on suite door of 4C
- Dec 11 – Patched hole in arm support for gym equipment
- Jan 8 – Installed new light fixture in Rec Centre storage area
- Jan 9 - Started installing new lights in 2nd floor office

b. Treasurer's Report

- Nothing to report.

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c. Owner Relations Report

- January 13 - received a request from a resident that a weight machine in the Gym needed to be repaired. This request was forwarded to the Building Supervisor.
- January 17 – updated corporation recycle information documents now that the City of Toronto will allow hot and cold beverage containers to go in the blue bins.
- January 24 – on behalf of the 256 Social Committee, sent a notification to residents of “Beat the Winter Blues” event to be held on February 5, 2025.
- January 26 – sent schedule of dryer maintenance and duct cleaning to residents.
- January 29 – received requests from two owners to be exempted from the dryer maintenance and duct cleaning program scheduled to begin on February 3.

3. New and Ongoing Business

- a. Make-up Air Equipment – There has been a recurring problem with heating the make-up airflow. We are reviewing our relationship with our current supplier and considering options for realigning how this work is best done, including the use of simpler control technology that could be managed onsite by the Building Supervisor. Also, there is currently no heating in the elevator shaft but this may be addressed when the MUA heating is rectified, and the elevator room may need heating as well. More to come.
- b. Cell Coverage in Underground Parking. Gordon is continuing his research on this matter.
- c. Alan noted that we are usually billed monthly, but our last bill was for the previous 3 months. Given our concerns about accurate metering of our water usage, it may be worthwhile to find out why. As well, Gordon will investigate whether it is possible to add our own meter to the system to compare with city metering. Richard suggested we consider a communication to all owners/tenants, including Rabba, concerning any leaks of appliances
- d. New Lobby Doors and Molding. We have received our quote on this project, and it fits in our budget. We are researching better door handles.
- e. Amazon Ring - This project will commence after the Lobby Door project has been completed..

4. Adjournment

The meeting was adjourned at 7:15 p.m.
