

**MTCC 600 - Minutes of Board of Directors Meeting**  
**Thursday February 27, 2025**

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

Absent: Richard Mortimer

Guest: Gordon Wegg

Held via Zoom

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The Meeting was called to order by Greg Geralde at 6:29 p.m.

**1. Approval of Minutes**

Minutes of the Meeting of November 28, 2024

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

Minutes of the Budget Meeting of January 30, 2025

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

**2. Directors' Reports**

**a. Building Supervisor's Report**

Work Completed by Contractors

- Feb 3 – Climanetics starts dryer vent cleaning. Continues through to Feb. 6
- Feb 12 – Lonergan makes repairs to fire system

Work Completed by Building Supervisor

- Feb 19 – Started dismantling kitchenette in the office. Lights are fully installed
- Feb 26 – Removed graffiti from the garage door

**b. Treasurer's Report**

- Nothing to report.

**c. Owner Relations Report**

- Feb 6 - received a request from the Condominium Authority of Ontario to share *Condo Owners' Newsletter* Vol. 11 with unit owners and to encourage them to subscribe directly to the CAO.
- Feb 26 – attended a community information meeting about the new proposal to replace the existing Seaton House men's shelter on George St. The new plan increases the height of the proposed development from 8 storeys to 11 storeys and only includes the

Approved – Monday March 31, 2025

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heritage property of 309 George Street. The four heritage properties south of that will not be incorporated in the new structure. City planners hope that demolition of the existing Seaton House will begin in 2027 and that construction of the new facility will be completed by the end of 2029.

### **3. New and Ongoing Business**

- a. Make-up Air Equipment – Temperature control being worked on.
- b. Cell Coverage in Underground Parking - This project is being discontinued because the equipment suppliers are US and the unrelated installers are Canadian. We envisage a situation where each supplier will blame the other for service failures and we will not put ourselves in that position.
- c. New Lobby Doors and Molding - Project will begin in 4 to 6 weeks.
- d. Amazon Ring - This will commence after the Lobby Door project has been completed.
- e. Heat Pumps – Management of 262 Jarvis Street is installing 150 heat pumps which will allow each renter to control heating and cooling in their unit. It was agreed that in a few months we would evaluate this project to see if our condo could benefit by having a similar system for individual unit temperature control.
- e. Access to Booster Fan – Climanetics Inc. reported that 7 suites have no access to the booster fan. Our Owner Guide and the Canadian Home Inspection Services require venting of laundry-drying equipment must be accessible for inspection and cleaning. There was discussion about requiring owners to restore access at their own expense. No decision was taken. To be revisited.
- f. P2 Storage Room – Howard and Gordon will reorganize the area and remove expired paint cans and items no longer needed by the corporation.

### **4. Adjournment**

The meeting was adjourned at 7:10 p.m.

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