

MTCC 600 - Minutes of Board of Directors Meeting
Wednesday August 27, 2025

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

Absent: Dave Jung

Guest: Gordon Wegg

Held via Zoom

The Meeting was called to order by Greg Geralde at 6:31 p.m.

1. Approval of Minutes

Minutes of the Meeting of July 31, 2025

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

2. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- August 14 - Honeywell replaced the exhaust fan in the garbage room
- August 14 - Toronto Power conducted a site visit for a generator replacement quote
- August 15 - Honeywell fixed the issue with the chiller temperature control
- August 15 - Schindler inspected the elevators after a door malfunction
- August 18 - Toronto Police conducted a security audit for the property.
- August 20 - Lonergan fixed ground the fault error on the fire panel
- August 25 - Mainline snaked the A kitchen stack from 2A
- August 27 - Our electrician installed 3 new outlets: 1 in the South-West stairwell, 2 in the gym

Work Completed by Building Supervisor

- August 13 - Removed floor grates and mats in vestibule for a thorough cleaning
- August 19 - Attached an air freshener in vestibule near the ceiling
- August 19 - Pulled grates up in vestibule, removed mats underneath, sprinkled baking soda on concrete below and reinstalled the grates.

Moves

- August 21- A renter moved out of 3D and new renters moved in.

b. Emergency Generator Research Update

Approved – Wednesday September 24, 2025

Gordon provided an overview of the quote from Total Power Limited to supply and install a new diesel outdoor rated generator. The new unit would replace our current generator (original to the building) and would meet all current regulations.

Gordon will contact additional suppliers and try to get at least two additional quotes.

a. Treasurer's Report

- The results to date (January through July 2025) show total expenses lower than expected in our 2025 Budget. While fire safety repairs were higher, plumbing, exterior repairs, gas, electricity, and water were lower.

b. Owner Relations Report

Old Business:

- April 6 – received an email from an owner expressing concern that several owners have removed access to the booster fan in their suite, despite having been given instructions by management not to do so as stated in their renovation approval letters. This decreases the effectiveness of the vent vacuuming. Greg will consult with the corporation lawyer.
- May 15 – a resident expressed concern that the latch on the new front doors might be opened by someone using a credit card or screwdriver. The resident recommended that cover plates be installed as they were in the previous doors. Greg will ask Stan about this.

New Business:

- August 5 – A resident sent a photo showing the Rabba bin overflowing with cardboard boxes, with additional boxes piled high around it. This issue will be added to the agenda of the next meeting of the board.
- August 6 – Information was sent to residents about the talk that owner AA Bronson will give at the Art Gallery of Ontario on September 3, 2025.
- August 14 – The building Supervisor and Howard met with new renters to answer questions and to review building rules.
- August 15 – At the request of our Building Supervisor, residents were sent a reminder that coffee grounds should never go down a sink drain because they can clump and cause a blockage in the pipe.
- August 23 - The approved Minutes of the 2024 AGM and the board meeting held on May 29 have been posted in the Residents Area of our condo website.

3. New and Ongoing Business

- a. Improvements to Gym – To enhance safety in this area, electrical modifications were completed on August 27 in preparation for the installation of two security cameras
- b. Amazon Ring – This project will start shortly.
- c. Real Estate Lock Boxes – Moving forward, substantial lock boxes that meet our quality standards may be attached to our iron fence. All other lock boxes must be kept in the condo office. To enhance security, Gordon will reprogram the entry card for real estate agents such that they will only work during the hours we find acceptable. That way, even if the lock box is opened by an intruder, they will not have access to the building.
- d. Security Audit for the Property – The written report by Toronto Police Service was reviewed. The Crime Prevention Through Environmental Design Audit highlighted that our condominium displays numerous examples of an excellent security plan, including CCTV cameras, good lighting, prickly bushes, high wrought iron fence, front door accessible only with a fob after 6:00 pm, large wall mirrors at entry.
- e. Repair in the Gym and 2nd floor Terrace – Stan will soon replace both doors and the 4 insulated windows that have failed. The finish will be matte black.
- f. Replacement of Chiller – We continue to consider advancing the date of replacing to chiller which is currently not scheduled until 2032.

4. Adjournment

The meeting was adjourned at 7:03 p.m.