

MTCC 600 - Minutes of Board of Directors Meeting
Wednesday October 29, 2025

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

Absent: Richard Mortimer

Guests: Gordon Wegg, Nicholas Chirgadze (attended first portion of meeting)

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 September 24, 2025 – Greg moved to approve amended minutes.
Seconded by Alan.

2. Presentation by Nicholas

- a. Interlocking Bricks in Front of Building – Nicholas proposed addressing the uneven areas by installing a crushed stone base and paving and relaying the existing bricks. The board approved the quote on this project.
- b. Restoration of the Sauna – To prepare a comprehensive quote for this project, Nicholas recommended investigative testing of the existing ceiling, walls, floor, seating steps and water membrane. The board approved funding for this due diligence. Further discussion on next steps will take place at a future board meeting.

3. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- September 24 – Honeywell removed broken DHW pump for repair, and located missing smoke control fan.
- September 29 – Telus recertified the fire monitoring system for ULC.
- September 29 – Mainline completed the annual backflow test.
- October 2 – Honeywell and Lonergan investigated smoke control fans and performed a smoke control test.
- October 6 – Canada Wide started window cleaning.
- October 8 – Supreme Pest Control sprayed one unit for bed bugs. Another unit was inspected and bugs were found. That unit was sprayed by GTA Toronto Pest Control.
- October 14 – Supreme Pest Control inspected the primary bedroom of 3 neighbouring units and bed bugs were found in one which was sprayed.
- October 15 – GTA Toronto Pest Control returned for another treatment.
- October 16 – Honeywell shut down the chiller and turned on the heating boilers.
- October 17 – McEchern's cleaned hallway carpets.

Approved – Wednesday November 26, 2025

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- October 23 – Dufferin Iron fixed deficiencies in the fence.
 - October 23 – Lonergan and Honeywell investigated elevator pressure fan not working.
 - October 28 – Mainline snaked the Rec Centre bathroom sink.

Work Completed by Building Supervisor

- September 26 – Installed a new camera on P2.
- September 29 – Replaced insulation on the pipe in the second floor storage area and in the building supervisor suite.

Moves

- October 21 – Marlene Anderson moved into 3B.

b. Emergency Generator Research

Gordon continues to source companies for quotes 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.

c. Treasurer's Report

- Total expenses for the 9 months ended September 30 were \$16,000 under budget. We are cautiously optimistic we will have a surplus for the year.
- Fire safety costs are significantly over budget because of unexpected repairs and a new test required by the fire department. This is more than offset by lower utility costs. Also repairs and maintenance is under budget because there have been no significant repairs required.
- For the rest of the year, it is difficult to predict the gas and repair costs because of their variability. However, we expect them to be reasonable.

d. Owner Relations Report

- September 25 – The approved minutes of the board meeting held on August 27 were posted on the condo website.
- October 1 - A resident was sent a reminder that a signed rental agreement must be filed in the office for new renter(s).
- October 2 – The building Supervisor and Howard met with new renters in 11C to answer questions and to review building rules.
- October 20 – A resident was notified that a vehicle dripping oil is no longer allowed to park in the garage. At the owner's expense, arrangements were made to spot clean the area to limit damage to the mastic caused by the oil leak.
- October 29 – The building Supervisor and Howard met with new renters in 15A to answer questions and to review building rules.

4. New and Ongoing Business

- a. Renewal of ARIS Monitoring Services – The board reviewed the performance of this company over the past 18 months and considered their recommendation for system upgrades. A discussion on how to proceed will be made at the next board meeting.
- b. Amazon Ring – This project will start shortly.
- c. Window Replacement in the Gym and 2nd floor Terrace – This project will start shortly.
- d. Heat and Air Pressure in Hallways – Moved by Greg to approve Honeywell quote in the amount of \$8,250.00 pre-tax for Make-Up Air ductwork required to aid in moderating hallway temperature. Passed unanimously.
- e. Lobby Phone Controllers – Deferred to the next meeting of the board.
- f. New Rule to Limit Underground Parking Spaces to Residents Only – The parking space assigned to a unit can be rented only to another resident of the condominium. Moved by Howard. Seconded by Dave. This rule is scheduled to take effect on December 1, 2025. This new rule will not affect a rental arrangement currently in existence between a unit owner and a person who is not a resident.
- g. Bed Bugs Update – Gordon reported that the outbreak in the first unit is getting good quality treatment and inspections and all adjacent units have been inspected and treated if needed.

5. Adjournment

The meeting was adjourned at 7:31 p.m.