

MTCC 600 - Minutes of Board of Directors Meeting
Wednesday November 26, 2025

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

Absent: Richard Mortimer

Guests: Gordon Wegg

Held via Zoom

The Meeting was called to order by Greg Geralde at 6:30 p.m.

1. Approval of Minutes

Minutes of the Meeting of October 29, 2025 – Moved by Howard. Seconded by Alan.

2. Status of Three Projects

- a. Interlocking Bricks in Front of Building – Nicholas completed relaying bricks in the uneven areas on November 7
- b. Restoration of the Sauna – Deferred
- c. Replacement of windows in Gym and Rec. Centre – Contract and payment schedule approved with project expected to be completed by the end of this year.

3. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- November 4 – Nicholas started repairs to interlocking bricks in front of building
- November 5 – Lonergan and Schindler fixed the fire recall issue on the elevators
- November 10 – Honeywell replaced old ducting for the MUA unit
- November 11 – Tyco installed a new camera on P1
- November 14 – Lonergan fixed the issue with the last smoke control fan
- November 18 – Lonergan performed a test on fire department connections
- November 24 – Tyco replaced the camera in the south elevator

Work Completed by Building Supervisor

- November 3 – Installed new door sweeps on south-west door and garbage room doors
- November 17 – Repaired back rest on a bar stool in the rec. centre

Moves

- November 13 – Keisha Williams moved into 15A.

Approved – Wednesday January 28, 2026

b. Emergency Generator Report

- Gordon will ask Northern Generator to submit a bid on this project.

c. Treasurer's Report

- We continue to be under budget for expenses. For the ten months ending October, expenses are almost \$12,000 under budget.
- Utilities are under, but we are now going into the heating season requiring increased gas usage, so there may be some reversal of the positive variance there.
- Unplanned repairs and maintenance are also under budget, but given how late it is in the year it is expected we will be ahead of budget for the year.

d. Owner Relations Report

- November 9 – Sent an email on behalf of the Social Committee inviting residents to a wine and cheese social event to be held on Monday, November 17, in the Rec. Centre.
- November 10 - Attended a community meeting which reviewed the redevelop application for St. Luke's United Church at 335 Sherbourne St. The proposed project includes constructing a 48-storey rental building, restoring and conserving the heritage structure, and adding new community space. The plan features a minimum of 30% affordable rental units with a mix of 25% studio, 37% one-bedroom, 26% two-bedroom, and 12% three-bedroom apartments.

4. New and Ongoing Business

- a. Amazon Ring – This project will start shortly.
- b. Lobby Door Flapper – It is now working well.
- c. Lobby Phone Controllers – Deferred to the next meeting of the board.

5. Adjournment

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