

MTCC 600 - Minutes of Board of Directors Meeting
Wednesday January 28, 2026

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

Guests: Gordon Wegg

Held via Zoom

The Meeting was called to order by Greg Geralde at 6:35 p.m.

1. Approval of Minutes

Minutes of the Meeting of November 26, 2025 – Moved by Howard. Seconded by Richard.

2. Status of Projects Recently Completed

- a. Interlocking Brickwork in front of Building – Project Completed
- b. Replacement of Rec Centre / Gym Windows – Project Completed
- c. Status of New Underground Parking Rule – Rule became effective Dec. 1, 2025
- d. Lobby Door Flapper – Fixed
- e. Bed Bugs – Resolved
- f. Venting for MUA unit – Resolved

3. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- December 22 – UTS delivered material for the rec centre windows.
- December 23 – Honeywell replaced pressure relief valves and 1 pump for the heating line.
- December 24 – Honeywell fixed the seized heating pump.
- December 26 – UTS began installing new windows in the rec centre.
- December 30 – Honeywell returned to repair the heating pump.
- January 5 – Honeywell removed the heating pump for repair after another leak.
- January 7 – Hydrastone conducted regular maintenance on the hot water tank.
- January 13 – Fitness Health diagnosed and repaired a treadmill.
- January 20 – Nicholas cut a hole in the lobby ceiling to facilitate access for Honeywell.
- January 22 – Schindler conducted an inspection of the Elevator #1 sheave to be replaced.
- January 27–Honeywell fixed the loud noise coming from the P2 exhaust fan.

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- January 27 – Honeywell looked at heating/cooling for the lobby and suggested replacing the thermostat.

Work Completed by Building Supervisor

- December 17 – Fixed detached door closer arm on the door outside the elevator on P2.
- January 26 – Constructed and installed a new mount for camera in the gym.

Moves

- January 17 – Sanjeev and Suman Saklani moved out of 14C and were replaced by another general consulate, Vijay Singh and family. Furniture and other belongings will come later.

b. Treasurer’s Report – No Report

c. Owner Relations Report

- November 27 – Reminded a resident to try to avoid wet spots when entering the building via the green side door with a walker or a device with wheels.
- December 5 – The building Supervisor and Howard met with the new owner of 14A to answer questions and to review building rules.
- December 14 – A resident shared concerns about the temperature in the gym being too cold in winter and too hot in summer. This matter has been discussed by the board previously. It will be added to the agenda of the January board meeting.
- December 14 – A resident asked when furniture would be purchased for our Lobby. This matter has been discussed by the board previously. It will be added to the agenda of the January board meeting.
- January 15 – Received a recommendation from the social committee to have our next AGM meeting in person with a social get-together following the business portion as this would allow old and new residents a chance to get to know each other. This will be added to the agenda of the January board meeting.
- January 21 – Sent an email on behalf of the Social Committee inviting residents to the “Beat the Winter Blues” social event to be held on Monday, February 9, in the Rec. Centre.
- January 27 - The building Supervisor and Howard met with the new renter of 14C to answer questions and to review building rules.

4. New and Ongoing Business

- a. Amazon Ring – This project is delayed indefinitely.
- b. Lobby Phone Controllers – Moved by Richard and seconded by Greg to approve the quote from Johnson Controls (formerly Tyco Integrated Fire and Security) to a full upgrade of the controllers.

This project will eliminate the ‘dropping’ of names from the Lobby Phone Directory and is expected to be completed about 6 weeks from the approval date. Passed unanimously.

c. Chiller Replacement – Following a discussion regarding the optimal timing for advancing this project, the board decided to schedule a Zoom meeting with Honeywell.

d. Heat and A.C. for Gym – After evaluating ductless systems from Carrier and Lennox which would cost in the neighbourhood of \$6,000 to 8,000, Gordon and Greg suggested an entirely different approach that would cost only 10% or 15% of the ductless systems. That new approach would entail constructing venting from one of the underutilized existing HVAC units in the Rec Centre. Greg and Gordon will consult with Merrit regarding viability of their proposal and if Merrit agreed, would proceed with the much less expensive approach.

e. Emergency Generator – The board evaluated proposals from both Total Power and Northern Generator for the installation of a new emergency generator. The Total Power quote was for a unit to be placed in Visitor parking while the Northern Generator quote was to have a new unit installed on P.2 in the location of our existing generator. During deliberations, directors weighed the advantages of diesel versus natural gas as fuel sources. After a thorough discussion, the board reached a unanimous decision to proceed with the proposal from Northern Generator.

f. Restoration of Sauna – Awaiting Contractor Recommendations

g. The 2026 AGM – After reviewing a proposal from the social committee to hold this year’s Annual General Meeting in person, the board determined that conducting the AGM online would best ensure equal participation for all owners and help prevent potential disenfranchisement.

h. Furniture for Lobby – Gordon will request a quote from Lonergan Fire Protection to install a sprinkler system in the Lobby. Additionally, several directors will review and assess furniture options that meet the 3 criteria of being visually appealing, affordable and meet fire code requirements for a designated egress area.

i. Building Engineer – The upcoming Reserve Fund Study is scheduled for completion in May. The board is currently evaluating the possibility of appointing a new building engineer. Prior to considering alternative engineering firms, Greg will reach out to other condominium boards, consult with our legal counsel Chris Jaglowitz, and engage with Maresco Ltd. for further insights.

j. CAO Annual Return – Alan will ensure that the annual return for MTCC 600 is submitted to the Condominium Authority of Ontario by March 31, 2026.

5. Adjournment

The meeting was adjourned at 8:23 p.m.