

MTCC 600 - Minutes of Board of Directors Meeting
Wednesday February 25, 2026

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 6:38 p.m.

1. Approval of Minutes

Minutes of the Meeting of January 28, 2026 – Moved by Greg. Seconded by Dave.

2. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- February 6 – Nicholas sealed up holes in the ceiling of both gym changerooms.
- February 9 – Nicholas installed venting to supply the gym with heating and cooling.
- February 9 – Johnson Controls visited the site to plan work for controller upgrade.
- February 13 – Johnson Controls pulled wire in preparation for controller upgrade.
- February 19 – Schindler fixed the North elevator which had been stuck on "Out of Service".
- February 23 – Lonergan started the Annual Fire Inspection.

Work Completed by Building Supervisor

- January 30 – Sealed up hole in the garbage room ceiling at the request of Rabba's Pest Control.
- February 10 – Leveled the office floor with concrete to prepare for tiling.
- February 18 – Installed shelves on the office walls.
- February 24 – Replaced the failed fill valve in women's toilet.

Moves

- February 19 – All furniture and belongings were cleared out of 12D.

b. Treasurer's Report

- The volume of water consumption, along with the associated cost to the corporation, was significantly lower in January 2026 than in January 2025.

Approved Wednesday March 25, 2026

c. Owner Relations Report

- January 31 – Monthly maintenance fees document and minutes of the board meeting held on November 26 were uploaded to the condo website.
- February 8 –The 2026 certificate of insurance for MTCC 600 was added to the financial section of the Residents Area and an introduction to 256 Jarvis Condo was uploaded to the Visitors Area.

3. New and Ongoing Business

- a. Lobby Door Strike Cover – has been installed.
- b. Lobby Phone Controllers – Johnson Controls (formerly Tyco Integrated Fire and Security) ran wires to upgrade of the controllers. We are awaiting equipment delivery to complete the project.
- c. Chiller Replacement – Soon we will have a Zoom meeting with Honeywell and the Board.
- d. Emergency Generator – We are awaiting written confirmation and a quotation from Northern Generator.
- e. Restoration of Sauna – The directors decided to ask Sauna Depot for a quotation for this project.
- f. Building Engineer –The board continues to evaluate the possibility of appointing a new building engineer which would impact the Reserve Fund Study.
- g. 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.
- h. Slip and Fall – The directors discussed how to respond to a letter from Diamond & Diamond Lawyers about a potential insurance claim. Greg and Gordon are working with Kirsty Gair, Claims Adjustor for The Wawanesa Mutual Insurance Company, who is acting on our behalf.
- i. Hydro Vault – Toronto Hydro requested that the condominium address deficiencies in the hydro vault on our property.

4. Adjournment

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