

MTCC 600 - Minutes of Board of Directors Meeting
Wednesday April 29, 2026

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

Absent: Dave Jung – In Japan

Guests: Gordon Wegg

Held via Zoom

The Meeting was called to order by Greg Geralde at 6:29 p.m.

1. Approval of Minutes

Minutes of the Meeting of March 25, 2026 – Moved by Richard. Seconded by Greg.

2. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- March 26 – Johnson Controls completed the upgrade of the lobby phone controllers.
- March 27 – Johnson Controls technician rebooted the controller to fix the issue with elevator 1's card reader and suggested further investigation.
- April 2 – Mainline investigated low water pressure in 2A and the Rec Centre. 2A was fixed, Rec Centre needed further work.
- April 7 – Lonergan replaced sections of pipes for the sprinkler system. Work continued each day until April 10.
- April 9 – Mainline investigated water pressure issue in Rec Centre kitchenette and the bathroom.
- April 9 – Schindler conducted a safety inspection on the elevators.
- April 10 – UTS installed latch plates on the main entrance doors and removed scrap from Rec Centre window frames.
- April 10 – Schindler shut down the south elevator to shorten the cable to meet the current safety standards.
- April 14 – Nicholas repaired the leak on the roof affecting PHD. The leak was found behind the barbeques.
- April 15 – Nicholas repaired the bathroom ceiling in PHD.
- April 20 – Mainline fixed the water pressure issue in the Rec Centre kitchenette and the bathroom.
- April 22 – Schindler fixed an issue on elevator #1 which prevented it from working.
- April 23 – Schindler returned after elevator #1 stopped working because of a separate issue.

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- April 26 – Dodds Doors attended the site after hours to address garage door not operating.
 - April 27 – Nicholas fixed an issue with the garage door but the door sensor still did not operate properly.
 - April 27 – Johnson Controls and Schindler coordinated to fix the issue with the elevator card reader.
 - April 27 – Dodds Doors came back to the site to fix the issue with the garage door sensor.

Work Completed by Building Supervisor

- April 7 – Replaced the camera on P2.
- April 9 – Installed a new outside camera at the top of the ramp.
- April 9 – Installed door stoppers on the new doors in the Rec Centre.
- April 10 – Installed a new light in the garbage compactor room.
- April 13 – Repaired the delivery door opening switch.
- April 24 – Tightened loose handrail on elevator #1.
- March 6 – Leveled the office floor with concrete to prepare for tiling.
- March 9 – Installed shelves on the office walls
- March 12 – Replaced the failed fill valve in women's toilet

Moves

- Ilias Giannakopolos moved into Suite 10A.

b. Treasurer's Report

- For the three month period January through March, we are \$27,000 under budget in expenses. The major contributors are insurance \$7k under, gas \$8k under, and water/sewer \$6k under. We won't be able to assess how the gas charges will be for the year because we are entering the period where little gas is used; it will pick up again later in the year during heating season. There will be no further insurance costs this year, and hopefully the water/sewer charges will continue to be under budget. The remaining savings are in maintenance and service items, but these will vary during the year so those savings may continue or may reverse.
- Recently we were informed by our auditors, Palmer Reed, that they have merged their firm with Manrke Professional Corporation as part of a succession plan of the partners. We have been in contact with the new firm for the audit of our 2025 financial statements.
- A motion was made by Alan, seconded by Howard, to appoint Manrke Professional Corporation as auditors until the next Annual General Meeting. The motion was carried.

c. Owner Relations Report

- March 28 – Minutes of the board meeting held on February 25 were uploaded to the condo website.

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- March 30 – The Building Supervisor and Howard met with a new renter in 10A to answer questions and to review building rules.
 - March 30 – The Building Supervisor and Howard reminded a resident that bicycles are strictly prohibited in all common areas of the condominium and within any residential suite. We recommended that the resident contact Gordon to obtain access to a secure bike cage in the garage.
 - April 7 – Sent an email to let residents know that water in the D suites would be shut off for most of Thursday April 9 so that Mainline Plumbers could address a clog in the supply line of the Recreation Centre.
 - April 7 – On behalf of an owner, sent an email to residents offering several items of furniture for free.
 - April 8– Sent an email to residents with information that the fire alarm about 1:45 PM was triggered by work being carried out on the sprinkler system that that there was no fire and no pull station had been activated.
 - April 21 – Attended a meeting about planned changes to Yonge Street following the 2030 replacement of the watermain installed 137 years ago. The updated design prioritizes pedestrians by reducing Yonge Street to two lanes between Queen Street and College Street. The plan also includes a 2-metre planting zone and a pedestrian walkway at least 4 metres wide on both sides of the street. For more information, contact yongetomorrow@toronto.ca
 - April 29 – Sent an email to let residents know that the garage door was stuck in the down position and that a service technician had been contacted and would complete repairs as soon as possible.

3. New and Ongoing Business

- a. Lobby Door Strike Cover – On April 10, the temporary strike cover was replaced with a custom made strike cover for additional security.
- b. Lobby Phone Controllers – Johnson Controls completed this upgrade project on March 26.
- c. Chiller Replacement – The directors signed a 3-year maintenance contract with Honeywell, the company which will supply our new chiller unit.
- d. Emergency Generator – Northern Generator has placed the order for our new generator with delivery expected in about 4 weeks. After the generator is on site, the installation and related work is expected to take approximately 2–3 weeks to complete.
- e. Hydro Vault – The entry hatch was replaced by Toronto Hydro on April 29. Restoration work is not required to be performed by Toronto Hydro personnel, provided that a Toronto Hydro technician is present on site while the work is carried out. Gordon will request a comprehensive description of all restoration work required by Toronto Hydro.

f. Restoration of Sauna – Gordon reported on the proposals from 3 different sauna suppliers. The directors discussed the relative merits of a steam sauna with tile benches versus a dry sauna with cedar benches.

g. Building Engineer – Richard, Alan and Gordon will review the draft Reserve Fund Study completed by Keller Engineering and table their report at the next board meeting.

h. Garage Door Maintenance – The directors reviewed the preventative maintenance program proposed by Dodds Doors. A motion was made by Richard and seconded by Alan that the Corporation enter into a 1-year contract. The motion was carried.

g. Office Renovation – Gordon provided an update on the work he is doing to refurbish the office. The kitchenette cupboards and countertops have been removed, all walls have been repainted, the floor has been leveled, and approximately one third of the ceramic tile flooring has been installed.

4. Adjournment

The meeting was adjourned at 7:20 p.m.