

MTCC 600 - Minutes of Board of Directors Meeting
Wednesday May 27, 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 6:28 p.m.

1. Approval of Minutes

Minutes of the Meeting of April 29, 2026 – Moved by Richard. Seconded by Dave.

2. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- May 7 – Canada Wide started window cleaning.
- May 7 – Honeywell investigated the issue with the heating pump for the fan coils. The Issue is not resolved yet, but the heat is not in use until this Fall.
- May 14 – Schindler was on site to resolve issue with elevator #1 going out of service.
- May 15 – Hartwell set up the irrigation system for the planters on the roof.
- May 19 – Merrit began the semi-annual fan coil maintenance.
- May 21 – Nicholas' electrician fixed 2 lights on the roof and 3 exit signs: 1 on PH, 2 on the roof.
- May 22 – Mainline snaked the C kitchen stack from suite 3C.
- May 26 – Marble Renewal started polishing lobby floor.

Work Completed by Building Supervisor

- May 6 – Replaced bolts on the parking arm.

Moves

- There were no moves.

b. Treasurer's Report

- We continue to have a positive operating variance up to the end of April. We have a \$7,500 savings in insurance for the year. There are another net \$4,500 savings in operating costs, but much of this will likely reverse as the year continues. We are \$16,000 under budget in utilities, primarily because of a decrease in gas costs and water/sewer.

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- Repairs and maintenance costs are \$5,000 over budget, but that isn't unusual as timing of repairs can't be determined when the budget is developed. We are cautiously optimistic that costs for the year will be below budget.

c. Owner Relations Report

- May 02 – Uploaded the Minutes of the Board Meeting held on March 25 to the condo website.
- May 06 – Sent an email to let residents know that exterior window washing was scheduled to begin on May 7 and conclude on May 8, weather permitting.
- May 14 – Sent an email notifying residents that technicians from Merrit Building Solutions Inc. would be entering suites on Tuesday May 19 and Wednesday May 20 to conduct the annual inspection and maintenance of the fan coil units.
- May 27 – Sent an email on behalf of the Social Committee inviting residents to the “BBQ On The Patio” social event to be held on Monday, June 29, in the Rec. Centre and patio on the second floor.

3. New and Ongoing Business

- a. Preparation for 2025 AGM – The Preliminary Notice was sent on May 20 and the Formal Notice with Documents will be served on June 9. The terms of directors Greg and Howard expire at the AGM; however, both have agreed to stand for re-election.
- b. Chiller – The replacement unit by Honeywell is progressing as planned.
- c. Emergency Generator - The replacement unit by Northern Generator is progressing as planned.
- d. Hydro Vault – Gordon presented a detailed description of all restoration work required by Toronto Hydro and confirmed that a Toronto Hydro technician must be on site during the restoration of the hydro vault's concrete walls.
- e. Restoration of Sauna –The directors discussed the relative merits and cost of a steam sauna with tile benches versus a dry sauna with cedar benches.
- f. Building Engineer – Richard, Alan and Gordon presented their review the draft Reserve Fund Study completed by Keller Engineering.

4. Adjournment

The meeting was adjourned at 7:11 p.m.