

MTCC 600 - Minutes of Board of Directors Meeting
Wednesday July 29, 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 6:30 p.m.

1. Approval of Minutes

Minutes of the Meeting of May 27, 2026 – Moved by Richard. Seconded by Dave. Unanimous.

Minutes of the Special Meeting of June 3, 2026, to approve the 2025 Financial Statements – Moved by Dave, Seconded by Greg. Unanimous.

2. Directors' Reports

a. Building Supervisor's Report

Work Completed by Contractors

- July 3 – Mainline snaked the bathroom sink in the Recreation Centre.
- July 6 – Toronto Power Sweeping cleaned the garage.
- July 6 – Schindler fixed elevator 2's door and also carried out regular maintenance.
- July 9 – Mainline fixed a leak in 02A's ensuite bathroom that was leaking into Rabba.
- July 9 – Honeywell checked the garage exhaust fans.
- July 13 – McEachern's cleaned the hallway carpets.
- July 17 – Arborists accessed our 3rd floor roof to trim back branches hanging over the building.
- July 23 – Dodds Doors inspected the damage and provided a quote to the repair the garage door.

Work Completed by Building Supervisor

- June 2 – Installed new parking barriers in the breezeway.
- June 3 – Installed a garden hose holder on the roof patio.
- July 13 – Replaced coupling for garden hose on the roof.
- July 13 – Replaced the breezeway water spout.
- July 17 – Trimmed tree branches on the 3rd floor coming from 145 Mutual Street.
- July 28 – Replaced the faulty outlet and light switch in the garbage room.

Moves

- July 16 – Marion Korn and Ken Thompson moved into Suite 11A
- July 22 – Paul and Carol Fetter moved out of Suite 15D

Approved – Wednesday August 26, 2026

b. Treasurer's Report

- For the six months ending June, expenses are about \$24,000 lower than expected. Some of these may reverse as the year progresses, but we are hopeful we will have a surplus at the end of the year.
- Insurance is \$7,400 under budget and that savings will continue since the bill covers the entire year. Operating utilities are \$21,000 under budget, which includes lower gas costs and water and sewer billing. Savings in gas might disappear when the fall/winter heating season starts and we will have a better idea where electricity costs will end up for the year after the air conditioning is shut down for the season (since that is a significant use of electricity).

c. Owner Relations Report

- May 31 – Uploaded the Minutes of the Board Meeting held on April 29 to the condo website.
- June 13 – Sent an email to let residents know that long-time resident Michael Tudor of 12A passed away on June 10. He is survived by his partner Larry Konyu. A celebration of life will be held at St. James Cathedral on August 18 starting at 11:00 a.m.

3. New and Ongoing Business

- a. Emergency Generator – There was a motion to approve the quote by Northern Generator to replace the air circulation louvers for the Emergency Generator Room. Moved by Greg. Seconded by Richard. Unanimous.
- b. Water Intrusion – On July 25, there was a water damage incident in Vertical A on the 9th floor. The extent of the damage is currently being assessed.
- c. 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. Gordon will get additional dry sauna quotes.

4. Adjournment

The meeting was adjourned at 7:12 p.m.