

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 1295

“St. James”

MINUTES OF THE BOARD OF DIRECTORS’ MEETING

Multipurpose Room, 39 Jarvis Street, Toronto, ON

Monday, June 19, 2017 at 7:00 pm

Board Members Present

Eric Blanchard	President
Mary Jo Smith	Treasurer
Allister McCabe	Secretary
Lisa Melody Peterson	Director

Regrets

Jamie Alexander	Vice-President
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By Invitation

Quintin Johnstone	President, CEO Samsonshield Inc. (<i>departed at 7:20 p.m.</i>)
Jessica Wong	Stephenson Engineers (<i>departed at 7:50 p.m.</i>)
Armand Conant	Shibley Righton LLP
Stan Morris	Regional Manager, Crossbridge Condominium Services Ltd.
John Richard	Property Manager, Crossbridge Condominium Services Ltd.
Michi Komori	Recording Secretary, INaMINUTE Ltd.

1.0 CALL TO ORDER

There being a quorum present, E. Blanchard presided as Chairperson and called the meeting to order at 7:05 p.m. It was the consensus of the Board that M.Smith would act as Chair during the discussion with guest Quintin Johnstone.

2.0 PLUMBING REPAIR UPDATE

Jessica Wong, engineer from Stephenson Engineers provided the Board with a summary and recommendations on the tender bids for replacement of the plumbing risers from Jermark, Brady & Seidner, TAC Mechanical, Southern Cross and Brial Mechanical Inc.

Ms. Wong stated that it was Stephenson Engineers recommendation that for purposes of efficiency that all the cold and hot circulating pipes throughout the condominium be replaced at the same time. E. Blanchard stated that it was the Board’s understanding that the horizontal pipe on the fifth floor needed to be replaced as well as twentyeight (28) riser valves and that the vertical pipes were not damaged. Management stated that it would review the details of the repair and revise the scope of work before proceeding any further.

3.0 APPROVAL OF AGENDA

It was the consensus of the Board to accept the agenda as presented.

4.0 APPROVAL OF MINUTES OF MAY 15, 2017 MEETING

It was the consensus of the Board to defer review of the Minutes of the May 15, 2017 meeting

5.0 BUSINESS ARISING FROM PREVIOUS MINUTES

5.1 Security Contract Expiry August 30, 2017

With the expiration of the current security contract with Samsonshield Inc. on August 31, 2017 and notice (June 19, 2017) from Samsonshield that it would not be submitting a bid to renew its contract with the Corporation, the Board asked Management to obtain three (3) quotes from security services suppliers.

On a MOTION by L. Peterson, seconded by E. Blanchard, it was resolved that Management was to obtain three (3) quotes from security services suppliers and to not consider Samsonshield Inc. as a supplier.

The motion was carried.

6.0 FINANCIAL REPORTS

It was the consensus of the Board to defer review of the financial statements until the next meeting.

7.0 MANAGEMENT REPORT

7.1 Update on the SCULLHOUSE Ongoing Legal Action

Management reviewed and updated the Board on the activities that had been undertaken between SCULLHOUSE, First Gulf and the Corporation to address complaints from residents of MTCC 1295 about the noise generating from SCULLHOUSE.

ACTION: Management to contact the MTCC 1295 residents most affected by the noises for an update.

7.2 SCULLHOUSE External Ventilation Vents Installation

Management reported that on May 26, 2017 two (2) new air vents were installed on the face of the building. The installations were common element changes which had not been included in the original Section 98 Agreement or been approved by the Board of MTCC 1295. Management indicated that it had provided relevant information and materials to legal counsel for review.

7.3 Corporation Insurance Renewal

The Board reviewed the terms and conditions for renewal of the Corporation's insurance policy with Atrens Counsel which expired on June 30, 2017.

On a MOTION by M. Smith, seconded by L. Peterson, it was resolved to renew the insurance contract with Atrens Counsel at a cost of \$21,534.12 (taxes included).

The motion was carried.

7.4 Column replacement for Unit 804

The Board had previously approved (via email), column removal and replacement to railing height at a total cost of \$21, 222.05 (taxes included). The project was expected to begin in September 2017 and would be a Reserve Fund expense. The Board ratified approval of the project.

7.5 Garage Power Wash update

Management stated that the power wash was scheduled for July 7, 2017 at a total cost of \$1,864.50 (taxes included).

7.6 Window Washing Update

Management reported that the window washing had been completed on Tuesday, June 13, 2017. Management stated that there had been concern that the contractor had not used a scaffolding system as required by law.

ACTION: Management to advise the contractor about the legal requirements for use of a scaffolding system.

7.7 Elevator Refreshment Contract

Management stated that it was in the process of obtaining quotes from two (2) contractors for refreshing the colours, floors and ceilings in the elevators.

ACTION: Management to obtain costing information on contracting for weight inspection services that would be conducted pre and post the elevator refreshment contract.

7.8 Emergency Generator Testing

Management reported that it had obtained a quote from Total Power for semi-annual testing of the Emergency Generator. Total Power had submitted a quote for \$485 (taxes included) for semi-annual testing.

ACTION: Management to obtain a quote from Total Power for a one (1) year contract.

8.0 REPAIRS and RENOVATIONS

8.1 Terrace Leakages

Minutes taken in camera

8.2 Terrace Repairs

Minutes taken in camera

8.3 Garage Door Repairs

Minutes taken in camera

8.4 Renovation Approval

Minutes taken in camera

8.5 Renovation Approval

Minutes taken in camera

9.0 DISPUTE RESOLUTION

9.1 Unit Disputes

Minutes taken in camera

10.0 PRIVILEGED SESSION – IN CAMERA

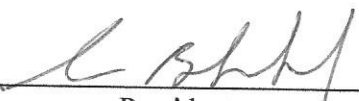
The Board met with legal counsel in camera.

11.0 DATE OF NEXT MEETING

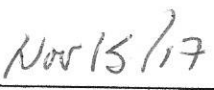
The date of the next meeting will be determined at a later time.

11.0 CLOSE OF MEETING

There being no further business to discuss, the meeting was closed at 10:20 pm.



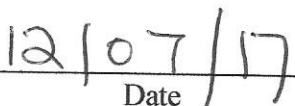
President



Date



Secretary



Date