

**Minutes of the Special Board Meeting on Security  
Darlington Arms Condominium Corporation  
10 March 2003**

**Held at #304, Darlington Arms**

**Attendance: Chair: Gerald Rotering #304**

**Directors: Mark Schaefer of #605, Daorcey Le Bray of #102, Tania Chan of #303, Patrick Skogman #504**

The meeting was called to order at 7:10 p.m.

Discussion began concerning security issues in light of a recent burglary at the Darlington Arms. The following specific actions were considered:

Installing a maglock trigger for the door-release buzzer can increase security at the front door. This will also reduce problems associated with the normal key lock. Such problems include the stripping of the lock as people open the door by pulling on the key while it is in the lock and the cost associated with re-keying and distributing new keys should one be lost. A similar lock could be added to the underground parking garage door. The cost to install these has been quoted at \$3,100. Gerald noted that this is well within our operating budget. It was moved by Patrick to improve front door and garage door security by installing the maglock system. This was seconded by Daorcey and passed by the Board.

To improve security to the seventh floor, which was targeted during the recent burglary, locking the doors at the top of each stairwell and installing an elevator key switch for that floor can restrict access. Since this improvement will benefit only seventh floor residents, seventh floor suite owners will fund it. The cost is quoted at \$900 to be shared by the owners. It was moved by Patrick to make these improvements as suggested. This was seconded by Tania and passed by the Board.

The west-side exit door has consistently been found ajar. Bayview Property Management has been consulted and this door serves no obvious purpose (as it leads to a fenced patio area) and is not an emergency fire exit. The Board has directed Bayview to seal this door to improve security.

The eighth floor/roof stairwell was also used in the recent burglary and has been used by vagrants in the past. This stairwell leads to the roof and the elevator shed. It was suggested that this area be restricted by a barred gate in the stairwell after the seventh floor entrance. After inspection and discussion by the Board, it was moved by Mark to install a steel gate in the eighth floor stairwell. This was seconded by Patrick and passed by the Board.

The door to the basement storage lockers has been re-keyed after the burglary, and keys have been distributed to owners. Individual owners are encouraged to take their own

precautions (i.e.: deadbolts on their lockers) when it comes to securing their personal lockers.

There was also a suggestion to re-key the bike/laundry rooms to the same key as the new storage area lock. This would remove the possibility of someone breaking into these rooms with an old front door key. It was moved by Mark to implement this suggestion. This was seconded by Daorcey and passed by the Board.

A new management contract was put forward by Bayview. The only change to the contract is a slight increase in fees. After discussion, it was moved by Patrick to accept and renew the Bayview contract. This was seconded by Gerald and passed by the Board.

An informal request was made to the Board to place unused artwork donated by an owner in the second floor hallway. After discussion, the Board rejected this request.

The special Board meeting on building security was adjourned at 8:45 p.m. Moved by Patrick and seconded by Daorcey.