

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
18 March 2004**

Held at #703, Darlington Arms Condos

Attendance: Chair: Gerald Rotering, #703; Vice-Chair Mark Schaefer, #605. Directors: Jim Young, #305; Eric Ross, #301; Chris Murray, #405. Property Manager Shantelle Farrell of CDCL/Bayview Management. With Secretary Daorcey away, Gerald took these summary minutes. Quorum established. Meeting called to order at 7 p.m. The following resolutions were adopted.

Moved by Mark, seconded by Eric: That Shantelle be authorized to order replacement of the east-side garbage door hinges at not more than \$750, after obtaining a second quote, with her choosing the better price and/or more capable contractor. Carried.

Moved by Jim, seconded by Chris: That Viking Electric's bid of \$250 "all in" be accepted for replacement of our elevator cab neon tube lighting fixtures with new boxes and plastic shields, with the metal boxes to be painted matte black to match the ceiling finish. Carried.

Moved by Mark, seconded by Jim: Whereas we fear the liability of the now dead-end corridor leading to the sealed west door; and Whereas we do not want a locker access from our lobby; therefor be it resolved THAT the corridor be allocated by 99-year lease to suite #102 for a one-time lease fee of \$1,000, with access to be created from the suite's side, and at the suite owner's expense. Carried.

Moved by Jim, seconded by Eric: That Josef Sponiar's quote of \$2,100 to create the lobby wall with door be adapted, at possible lower cost, to create a right-angle enclosure, isolating the lobby's west corridor. Carried.

Moved by Eric, seconded by Jim: That up to \$300 be authorized to renew the name Darlington Arms in black lettering on our entrance canopy, with Eric authorized to arrange for the work to be done. Carried.

Moved by Chris, seconded by Jim: That we contract with A. D. Williams Engineering at the bid price of \$1,550 for an engineer-calibre evaluation of our roof, with written report and photographs to the Board. Carried.

Moved by Chris, seconded by Jim: That we ask our plumber for a quote and proposed scheduling for replacement of our second old hot-water heater, which could fail at any time. (This is the last item of original mechanical equipment in our boiler room.) Carried.

Discussion followed re our operating budget, which is in slight surplus, with about \$18,000 operating funds on hand. No decision was taken, but it appears that NO condo fee increase will be needed for the next year. Our reserve stands at almost \$60,000, with exterior sealing bills pending. Revenue of \$3,100 from four locker leases, plus the \$1,000 lobby corridor lease will be transferred to the reserve account. Unpaid condo fees total \$5,500, but will soon decline with one suite sold and collections against others proceeding. Added to our operating funds of \$18,000, the receivables will create a cash position of \$23,500.

Meeting adjourned at 9:15 p.m.