

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
15 April 2004**

Held at #703, Darlington Arms Condos

Attendance

Chair: Gerald Rotering, #703
Vice-Chair: Mark Schaefer, #605
Directors: Chris Murray, #405
Daorcey Le Bray, #102
Property Manger Shantelle Farrell of CRESI Real Estate

Quorum established. Meeting called to order at 7:00 p.m.

Moved by Chris, **seconded** by Mark: that the Board adopt the minutes for the board meeting on March 18, 2004. **Carried.**

Financial Report:

Shantelle went through discrepancies between the actual and budgeted financials with no major discussion resulting.

Old Business:

Shantelle noted that we have received one quote for the fixing of the east-side garbage doors and that other companies would not quote due to the size of the job (small). The quote from All Kind Doors was for \$750 for new hinges. Shantelle noted that the Board had previously approved the expense for the door.

Aadelard Plumbing and Heating has will be replacing the rooftop exhaust fan motor by the end of the month. This is as follow-up to the previous replacement of the motor with a larger model than required. The Board noted that the invoice for this will be paid as previously discussed.

Elevator cab lighting is on order from Viking Electric and will be installed soon.

As previously discussed by the Board, Joseph Sponair, contractor, will enlarge the boiler room combustion air-supply in the future.

Mr. Sponair will also be enclosing the hallway off of the main lobby next week. Related: a contract has been completed for the leasing of the newly created enclosure/locker by suite #102. The Board expects payment for the 99-year lease within the week.

Due to some resignations from the Board, there are now available positions.

Moved by Chris, **seconded** by Mark: that new owner Harlan Bell (suite #306) be named to the Board effective immediately. **Carried.** Gerald directed to extend an invitation to Harlan to attend the next meeting.

An engineer (A.D. Williams) has been scheduled to perform a roof evaluation for the building by the end of the month.

New Business:

The Board has received a quote from Aadelard Plumbing and Heating for \$4,680 + GST for the installation and materials for a second hot water tank for the building.

Moved by Chris, **seconded** by Mark: that the Board accept Aadelard's quote for the replacement of the second water tank. Discussion followed. **Carried unanimously.**

As budgeted, the Board directed Shantelle to schedule Outco for the power sweeping of the parking lots by the end of May.

Owner Joyce Rawsthorne #205 has, once again, offered to purchase and bedding flowers around the Darlington Arms property.

Moved by Daorcey, **seconded** by Mark: that Joyce be authorized to purchase up to \$200 for the bedding plants at the corporation's expense. **Carried.**

Adjournment: 8:03 p.m.

The next board meeting is scheduled for 20 May 2004 at 7:00 p.m. in suite #605.