

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
21 April 2005**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703

Mark Schaefer, #605

Chris Murray, #405

Harland Bell, #306

Jennifer Medlock, #305

Erik Ross, #301

Absent: Shantelle Farrell, Property Manager, Consolidated Real Estate Services Inc.

Absent: Daorcey LeBray, #102

Call to Order/Quorum Established

Chair Gerald called the meeting to order at 7:05 p.m. Quorum was established with six of seven directors in attendance.

Approval of the Minutes of Meeting held 17 March 2005

Moved by Chris, seconded by Mark, that the minutes of the March meeting be adopted as recorded: carried.

Financial Report

Operating cash stands at \$14,127 and the reserve-fund account stands at \$80,077. Operations are on budget, other than the additional spending for security improvements. The only accounts receivable are due to two suites that have recently changed hands, and are expected to be paid up soon.

Moved by Erik, seconded by Harland, that the financial report be accepted: carried.

Old Business

1/ Roof-top exhaust fan: Shared cost with Adelaard Plumbing and Heating on the cost overrun is understood to have been accepted.

2/ Electricity and natural gas price contracts: The Board had previously decided to lock in, and Shantelle has a mandate to do that as soon as possible.

3/ Scheduling of west-side and east-side balcony waterproof painting project: Quotes obtained have varying prices and confusion over the number of balconies to be addressed. Directors wonder about access through suites that have not provided keys.

Moved by Jen, seconded by Harland, that we obtain a quote from Josef Sponiar on this project. Carried.

4/ Collection of suite keys for emergency access: Gerald reported that he and Daorcey have been door-to-door trying all keys, disposed of outdated keys, and have obtained new spares from many owners. We now have keys in the safe for no less than 29 of 40 suites.

5/ Flue damper on hot water heater #1 has been replaced by Adelaard Plumbing and Heating.

6/ Ceiling and floor repairs to #405 for old water damage ran \$400 over the quote. After discussion it was Moved by Mark, seconded by Erik, that we pay the \$400, but only after the hardwood floor repair is finished satisfactorily. Carried.

7/ Daebonn Metal Works to install extended fencing and power car gate: Purchase order has been issued, the mechanical device ordered, and manufacturing will soon begin. No date for installation is yet set.

8/ Suite 703's request to lease the roof of the elevator mechanical room: The Board looked at the setting, had discussion without Gerald's participation and Moved by Chris, seconded by Harland, that the extended roof-top lease with #703 be signed, allowing concrete paving stone surfacing and black metal fencing/stairs by Daebonn Metal Works, with the understanding that no structure of any kind will be allowed. Carried.

New business

1/ Landscaping ideas and quotes from Prestige Landscaping: Gerald met with two garden specialists on our property and discussed options. Prestige is to prepare quotes to plant roses and other attractive thorny plants to prevent access to suites 102 and 104, plus to create slightly raised planter beds with some low-light evergreen plantings.

2/ Gerald brought forward the idea of renewing weather stripping on patio slider doors in those suites that see winter drafts from that source. Since the 2004 AGM indicated no interest in replacing windows and/or doors, and since the cost of patio slider replacement alone would run in excess of \$100,000, the weather stripping replacement might be perfectly adequate for another 30 years.

Moved by Erik, seconded by Chris, that the corporation pay 100% of the cost of renewed weather stripping on patio slider doors for those suites that respond to a sign-up sheet. Carried.

3/ Painting of parkade car door and back-lot fencing: Gerald pointed out these are looking pretty tatty. Moved by Harland, seconded by Chris, that quotes be obtained to have these items painted. Carried.

4/ Lighting in the laundry area of the west-side bike room: Gerald recently saw this area for the first time in a year while collecting laundry money, and noticed that lighting is very poor. Moved by Erik, seconded by Jen, that a P.O. be issued to Viking Electric to install a neon fixture overhead. Carried.

5/ Chris reported that firefighters doing safety inspections told him they have none of our building's keys for accessing upper floors. Gerald will pursue extra keys and consult the fire department about adding these to their key set in their lock box by our front door.

6/ Gerald summarized spending of the \$200 petty cash account. The Board approved the listed expenses and authorized the issuing of a further \$200.

7/ Erik pointed out that some keys for the west-side storage area do not open the newer bottom lock. Apparently keys have worn unevenly, so that some work on the new lock, and others don't. Gerald is to make numerous new keys and make them available to owners who have lockers there.

The meeting adjourned at 9:05 p.m. The next meeting of the Board of Directors is scheduled for Thursday, May 19, 2005.