

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
15 September 2005**

Held at #703, Darlington Arms Condos

Attendance:

Gerald Rotering, #703

Mark Schaefer, #605

Chris Murray, #405

Jennifer Medlock, #305

Harland Bell, #306

Erik Ross, #301

Barry Mackleberg, Property Manager, Consolidated Real Estate Services Inc

Absent: Daorcey LeBray, #102

1/ Call to Order/Quorum Established:

Chair Gerald called the meeting to order at 7:10 p.m. Quorum was established with six of seven directors in attendance.

2/ Approval of the Minutes of Meeting held 21 July 2005:

Moved by Harland, seconded by Erik that the minutes of the July meeting be adopted as recorded: carried.

3/ Manager's Report:

Barry reviewed the August 12 mystery fire alarm and his follow-up regarding a lock box for emergency services, plus replacement of the master lockbox that confused firefighters because it was marked "F.D." Barry also reviewed efforts to co-ordinate installation of the phone line to the elevator cab and gardening, with cutting of the south-west corner overhanging tree still pending. We also noted replacement of ground-level screens by the management firm's in-house handyman, and agree it's been done well. Last, Barry will have the balcony of #706 waterproofed, to be followed by repair to the parquet floor adjacent to the suite's balcony.

4/ Financial Report:

Operating cash stands at \$24,446 and the reserve-fund account stands at \$67,249. Operations continue on budget.

5/ Old Business:

(See agenda for list of those issues reviewed but which needed no Board decisions.)

*Moved by Harland, seconded by Chris, that the updated **statement of leased common property**, which includes reference to the third roof-top deck assigned to suite #703, be adopted and posted on our web site, and also become a schedule to our Bylaws whenever they are updated: carried.

*Moved by Mark, seconded by Chris, that we accept the **property insurance quote** at \$4,057 from Consolidated Real Estate Services on behalf of Aon Reed Stenhouse Inc.: carried.

*Moved by Jen, seconded by Mark, that **Josef Sponiar be contracted** at his hourly rate to do the following work: 1/ Paint the second storage room door. 2/ Paint the outer garbage room doors. 3/ Paint the parkade overhead car door. 4/ Repair the bottoms of two concrete posts in the parkade. 5/ Paint the lower lobby floor: carried.

6/ New business:

Lobby winter mats will not be ordered this year to save money. Moved by Erik, seconded by Mark, that Gerald buy an inexpensive runner mat to extend from the entry to the elevator: carried.

Railing rust has been noted, but only ground-floor balcony railings and one fence need urgent attention. Moved by Harland, seconded by Chris, that Barry see if Lew King is available to scrape and rust-proof paint the ground-floor balcony railings and the railing along our parkade ramp: carried.

Parkade brightening was discussed. Chris suggested painting the walls high-gloss white to reflect light and keep off dirt, plus to paint the posts yellow, so they are easily seen when drivers back out of stalls. Moved by Harland, seconded by Jen, that we obtain quotes for painting of the parkade as described above: carried.

Car gate objection received from #103 owner Jack Blumink was discussed by the Board. Mr. Blumink feels the security fencing and new gate will make his suite feel too enclosed. Moved by Mark, seconded by Chris, that Board Chair Gerald be asked to write Mr. Blumink expressing our regret that the car gate cannot be relocated: carried.

Annual General Meeting is usually held on the third Thursday in October, but Gerald will be away that week, so Directors suggested holding it in November. Moved by Chris, seconded by Harland, that the AGM be held on Thursday November 17, 2005 at 7 p.m. in the lobby: carried.

Annual resolution regarding dogs should be put before the AGM, Gerald suggested, although some day we'll have our dog ban written in the Bylaws. Gerald noted that the motion should be positively phrased, and then be voted down.

Moved by Mark, seconded by Chris, that the following motion be added to the Notice of AGM that Barry will distribute to all owners, and that the Board recommends DEFEAT of the motion: "Be it resolved that dogs once again be permitted to visit and reside in the Darlington Arms Condominium building for the coming year."

Bylaws update need was raised by Gerald. We had a lawyer draft new Bylaws in 2002, but adoption was defeated by one owner of four large suites at that time. Since he's sold all of them, adoption is now much more likely. Moved by Mark, seconded by Jen, that Gerald edit the new Bylaws, adding the prohibition on dogs, and present them to the Board for possible recommendation to the owners: carried.

The meeting adjourned at 9:10 p.m. The next meeting of the Board of Directors is scheduled for Thursday, 20 October, 2005 at 7:00 p.m.