

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
19 January 2006**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Daorcey LeBray, #102
Chris Murray, #405
Harland Bell, #306
Erik Ross, #301
Mark Schaefer, #605
Krista Read, #704

Barry Mackleberg, Property Manager, Consolidated Real Estate Services Inc

Call to Order/Quorum Established

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

Maintenance Report:

1/ Barry reports variation in operating budget due to invoices recently received from Josef Sponair for various projects done during 2005

2/ The Board discusses the operating budget, reserve fund and recent expenditures such as the surface parking gate and fence. It was noted that the Board decided to hold over cash available in the operating account for future use in 2006.

3/ Barry notes errors in the presented financial statements for the past month. **Barry to request a correction from CRESI accounting staff.**

4/ Following discussion of the current financials, Gerald volunteered to craft a newsletter to summarize key financial numbers. **Gerald to produce newsletter for owners.**

Old Business:

1/ Barry notes that we are still waiting on Simplex Grinnell to install a timer on the front entrance mechanism to turn off the remote unlock system between the hours of 11pm and 7am.

6/ Gerald requests that Daebonn Metalworks be asked to complete the metal trim in the elevator. **Barry to ask for completion.**

7/ Gerald reports that the CO2 sensor in the underground parkade is working well now that it has been fixed.

8/ The Board expresses pleasure with the new green box for paper recycling in the mail room.

9/ Gerald reports that Aadelard Plumbing has been asked to install a thermostat to the hot water system below suites #103 and #104 to normalize floor temperature in these suites. This project will be completed when the hot water system is next drained for maintenance.

10/ Barry reports that the elevator emergency phone is now operational.

11/ Barry notes that he has requested a quote from two companies for the installation of new concrete at the entrance to the surface parking near the garbage room doors.

12/ The Board reviews issue regarding a toilet overflow in suite #402 that caused damage to suite #302. The Board directed Barry to manage the repairs to #302 and collect the costs of those repairs from #402. **Barry to manage.**

New Business

1/ Harland notes that when the building's hallway bulbs start flashing, they become very hot and need to be replaced as soon as possible. He recommended that the Board ensure that there are replacement bulbs on hand in the building.

2/ Daorcey notes that past snow removal was very late and requested that the service be contacted to request they remove snow earlier in the day. **Barry to follow up with service supplier.**

3/ Gerald brings up the topic of installing a water softener to protect the life of the building's hot water tanks. Moved by Daorcey, seconded by Harland that the Board request a quote from Wolsley Mechanical for the cost of a non-sodium water softener: carried. **Barry to request a quote for future discussion.**

The meeting adjourned at 8:20 p.m. The next meeting of the Board of Directors is scheduled for Thursday, February 16, 2006 at 7:00 p.m. in suite 703.