

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
18 May 2006**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Daorcey LeBray, #102
Harland Bell, #306
Krista Read, #704

Barry Mackleberg, Property Manager, Consolidated Real Estate Services Inc

Absent

Erik Ross, #301
Jennifer Medlock, #305
Chris Murray, #405

Call to Order/Quorum Established

Chair, Gerald, called the meeting to order at 7:14 p.m. Quorum was established with four of seven directors in attendance.

Management Report:

1/ Barry reports that the building will need to replace two doors and frames in the third and second floor stairwells. These will be fire-resistant steel doors and will cost approximately \$600 to \$700. **Barry to manage door installation.**

2/ The door to the laundry room is still waiting to be replaced. **Barry is waiting for a quote on the replacement door.**

3/ The Darlington Arms annual fire department inspection was recently conducted and we are waiting for the final report. During the inspection, the inspector made recommendations to improve emergency exit access and emergency lighting. Moved by Harland, seconded by Krista that a panic bar be installed on the parkade east side emergency exit *and* that emergency lighting and battery packs (5) be installed in the basement lobby, two storage locker rooms and two in the parkade near the building man door and emergency exit man door for an estimated cost of \$1,700: carried. **Barry to manage this installation.**

4/ The Board discussed water damage from the water leak originating from a common-property source on the 7th floor. The Board decided to not make an insurance claim with the understanding that the cost of repairs would be comparable to the cost of the insurance deduction.

5/ Barry has received a maintenance contract from Aadelard Plumbing and Heating. Moved by Daorcey, seconded by Krista that the Board approve the maintenance of mechanical systems contract with a schedule correction from bi monthly to quarterly and the selection of molybdate corrosion inhibitor for the heating system: carried. **Barry to approve the contract with changes.**

6/ Barry reports that the second quote has been received for the installation of new concrete on the east driveway and that we are waiting for a bid spec from an engineering firm before following up with the concrete suppliers

7/ PDQ Roofing is expected to inspect the roof of the building within the month and they will provide us with a report of recommended repairs.

8/ Barry has ordered main lobby window locks which will be installed within the month

New Business:

1/ The Board directs Barry to replace two dead bushes on the west side of the building. **Barry to follow up.**

2/ The Board directs Barry to speak with Joyce to ask her to purchase a hose on behalf of the Board and request that the gardens receive no more decorative improvements. **Barry to follow up.**

3/ The Board directs Barry to pursue payment from unit 202 for damage from their sink overflow and to ensure we receive a damage deposit from landlord. **Barry to follow up.**

4/ The Board directs Barry to order service of the above ground and below ground parkade car doors. **Barry to follow up.**

The meeting adjourned at 8:50 p.m. The next meeting of the Board of Directors is scheduled for Thursday, June 15, 2006 at 7:00 p.m. in suite 703.