

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
21 September 2006**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703

Daorcey LeBray, #102

Chris Murray, #405

Harland Bell, #306

Krista Read #704

Barry Mackleberg, Property Manager, Consolidated Real Estate Services Inc

Absent:

Erik Ross, #301

Call to Order/Quorum Established

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

Financial Report

Operating cash stands at \$32,382 and the reserve-fund account stands at \$83,000. The corporation is currently running a \$4,017 deficit due to invoices coming in. There are approximately \$14,000 of payables.

Old Business:

1/ Gerald left the meeting during Board discussion of policy regarding tenants and property damage deposits. Moved by Harland, seconded by Krista that the Board deem immediate family members to not be considered tenants and therefore do not require a common property damage deposit: carried. **Barry to alert affected owners.**

2/ Moved by Daorcey, seconded by Krista that future multiple unit owners, upon change of tenant, must post the standard tenant deposit of \$500: carried. **Barry to alert affected owners.**

3/ The Board discussed the possibility of regular maintenance for the vehicle gates to the lower parkade and rear parking lot.

Moved by Daorcey, seconded by Harland that the Board pursue a contact with Creative Door based on their quote for service: carried. **Barry to pursue and confirm contract.**

4/ Barry reported that:

- Regular garbage pickup is now three times per week to prevent overflow.
- The east side concrete project is scheduled to begin in Spring 2007.
- The reserve fund study visit is not yet scheduled.
- Minor leaks have occurred at various locations and were fixed as required.
- Balconies that required refinishing have been refinished to protect from absorbing rain.
- Battery pack lights and exist signs have been installed and we are waiting for panic-bar hardware for the parkade emergency man door.

5/ The Board continued discussion about policy regarding cost sharing with owners for upgrades and repairs to windows and doors.

Moved by Daorcey, seconded by Chris that the corporation share the cost (50-50) of new common-property windows and doors that are replaced at the discretion of the owner prior to the required replacement of all windows and doors: carried. **Gerald to alert ownership of new policy via newsletter.**

6/ Gerald brought a request to the Board to replace a leaking exterior balcony door that is leaking into his suite. **Gerald to bring estimate for replacement to next Board meeting.**

New Business

1/ The Board discussed an insurance cost review. **Barry to forward a letter from the auditor for review by the Board.**

2/ The Board discussed a new contract for snow removal services for the coming year.

Moved by Harland, seconded by Daorcey that Barry pursue and complete a contract for snow removal with Devell's Lawn Care and Landscapes that addresses the specific needs of the Darlington Arms: carried. **Barry to pursue contract.**

3/ Krista and Daorcey noted that the front entry intercom is not shut off between 11pm and 6am. **Barry to pursue fixing the intercom.**

4/ The Board discussed mural painting on exterior concrete walls to the rear parking lot and lower parkade to deter graffiti and further beautify the property. The Board tabled further discussion until the Annual General Meeting.

5/ The Board declares that the Annual General Meeting for the Darlington Arms Condominium Corporation be set for Thursday, October 19th at 7:00pm in the Lobby of the building and asks that Barry issue notice and mail financial statements to owners immediately.

The meeting adjourned at 8:30 p.m.