

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
16 November 2006**

Attendance

Gerald Rotering, #703; Chris Murray, #405; Krista Read #704; Veronika Erceg #604; Barb Bentley #306; Jennifer Medlock #305; Tony Grimes #406 (alternate, tonight in place of Daorcey); Barry Meckleberg, Property Manager, Consolidated Real Estate Services. Held at #703 Darlington Arms Condos

Absent: Daorcey Lebray #102

Call to Order/Quorum Established

Gerald called the meeting to order at 7:05 p.m. Quorum was established with seven directors.

Appointment of table officers for the year

Gerald called for a motion to name officers. Barb moved and Jen seconded that Gerald be chair, Krista be vice-chair, Daorcey be recording secretary, Tony be security officer and Veronika be treasurer: **Carried.**

Manager's report given

Barry summarized: 1/ Carswell Engineers is preparing drawings for the east-side concrete driveway and drainage project toward construction in 2007. 2/ Morrison Hershfield Engineers' Mike Dietrich plans to suvey our building in January toward our new reserve fund study and report. Barry will try to set that site visit for when Gerald is back, so he can contribute his familiarity with the building and work already done. 3/ Barry and Gerald reviewed various suite repair and common-property work done by Josef Sponiar and bills received for payment.

Financial Report

Operating cash stands at \$26,961 and the reserve-fund account stands at \$88,232 (both at October 31/06). The corporation is running on budget year-to-date. The few overdue condo fees stand at \$2,090, but that debt is expected to be paid up over the next few months. Bills totaling #3,560 received from contractor Josef, so net operating will be \$23,400. More frequent garbage pick up (three times weekly from twice weekly) is costing \$100 more per month.

Parking in our loading zone

Merlin of #103 has put his motorcycle away for the winter, but discussion indicated that Directors don't want his bike parked against the east-side bullard next year. Moved by Jen, seconded by Krista, that Gerald write a note to Merlin confirming that no vehicle parking is permitted in the loading zone: **Carried.**

Parkade door opener location or remotes

Slippery conditions on the parkade ramp prompted the Board to question Gerald's intention to have Josef move the controller down six or 10 feet. Discussion ensued about the risk of sliding into the door. Moved by Barb, seconded by Chris, that Barry is asked to obtain quotes on converting the parkade to a remote-control door opener: **Carried.**

Non-resident parking breaches Bylaws

Gerald raised a concern that a few owners appear to be renting indoor and outdoor parking stalls to people who do not live in the building. That's in contravention of our Bylaws because it means in the case of indoor

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(continued):

parking that those people have access to our building, and to other vehicles inside our compound in the case of surface parking.

Moved by Barb, seconded by Chris, that the Bylaw restricting parking stall use or rental to building residents be enforced, with 90 days notice to all owners that vehicles in violation will then be towed: **Defeated.**

The Board noted that it retains the right to enforce this Bylaw, but was only unsure at this time how to proceed.

More lockers requested

Gerald reported that 10 suites of our 40 do not yet have storage lockers, and that a survey had obtained expressions of interest in a locker from four of those: 306, 501, 601 and 706. Moved by Chris, seconded by Krista that we hire Josef to build lockers in the west storage area and the water room as might be practical and laid out by Gerald, with the lockers to be offered to the above-named suites on a cost-recovery basis, with lockers only made available to suites that have no other locker: **Carried.**

Various maintenance projects reviewed

A variety of maintenance work has recently been done, including a long list performed by Josef Sponiar at a total payment to him of \$3,560. Gerald summarized further projects that Josef will perform over the winter and outdoor work in the spring. We added to the list sealing the gap created by plumbers to replace the storm sewer line that runs through the wall from the parkade to the boiler room.

Venting through exterior walls permitted

The Board anticipates suite owners asking permission to vent range hood exhaust and clothes dryer exhaust through the building's exterior walls. Such venting is in place now for our laundry room and suites #703, 704 and 705. Moved by Chris, seconded by Jen, that blanket authorization is given to vent these appliances through the building's brick exterior as long as the work is done by our current contractor, Josef Sponiar, who will ensure that all venting placement and finishing is consistent and water tight: **Carried.**

Noise complaint received about seventh-floor suite

The owner of #601 wrote the Board complaining about repeated late-night weekend noise from a seventh-floor suite, and asking for a means to communicate with owners on that floor if this happens again. After discussion it was moved by Veronika, seconded by Krista, that Barry write the offending owner to state: 1/ that the incidents were confirmed by Directors and were breaches of the Bylaws, 2/ that further late-night noise incidents will see enforcement action taken by the corporation, and 3/ that the offending owner be asked to release phone numbers to #601's owner.

The meeting adjourned at 8:45 p.m. 'Next meeting will be 21 December 2006 at vice-chair Krista's suite #704.