

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

Held at #704, Darlington Arms Condos

Attendance

Krista Robertson #704
Veronika Erceg #604
Tony Grimes #406 (alternate)
Daorcey Le Bray #102
Barry Meckleberg, Property Manager, Consolidated Real Estate Services

Absent:

Gerald Rotering, #703
Chris Murray, #405
Barb Bentley #306
Jennifer Medlock #305

Call to Order/Quorum Established

Chair Krista called the meeting to order at 7:05 p.m. Quorum was established with four of seven directors in attendance.

Approval of the Minutes

Moved by Daorcey, seconded by Tony that the minutes recorded for the previous meeting (November 16, 2006) be approved as presented: carried.

Financial Report

Barry reported that the Corporation is approximately \$9,000 over-budget for the past month due to the arrival of invoices for work completed over the past year (performed by Josef Sponair). Extraordinary plumbing and heating repairs (completed by Adelard Plumbing) also contributed to the expenses.

Old Business:

1/ The Reserve Fund Study Draft Report is expected from Morrison Hershfield Engineers in early January for Board review and approval. The Board briefly discussed early recommendations from the engineering firm but will save thorough discussions for the tabling of the Draft Report. Early recommendations of note include the replacement of an inoperative bathroom ventilation fan and the urgent need to address structural/foundation concrete pitting.

2/ Barry reported that the survey plan for the new concrete pad (east driveway) has been completed by Carswell Engineers and that we can expect the project to be completed sometime during the spring/summer of 2007. He notes that there will be a period of time up to one week when people will not be able to use the above-ground parking lot and will, therefore, need to find a parking alternative (ie: street or pay parking). The Board recommends that all users of the parking lot be notified of this period (once confirmed) and be encouraged to find a parking alternative.

3/ Barry reported that the overhead door for the underground parking lot received a thorough makeover to solve recent operational issues.

4/ Gerald advised the Board (via e-mail) of a protruding water pipe in the garbage room that may be broken off or harm someone. Barry has already asked Aadelard Plumbing to address this minor issue.

5/ The topic of getting a remote door opener for the underground parking overhead door was raised. Barry reported that Creative Door will be providing a quote for the upgrade. The Board decided to table further discussion until a quote received. **Barry to follow up with Creative Door to obtain quote.**

6/ Barry reported that he sent a formal letter to the owners of unit #701 regarding a noise complaint in November.

7/ Veronika reported to the Board about the feasibility of unifying the building electrical system. Based on her research and communication with Enmax, the savings of a unified system are inconsequential compared to the cost and difficulty of unifying the system. By unifying the system, the building would no longer be eligible for a residential rate and a new meter would have to be specially built for the building. The Board agreed to no longer pursue this option.

8/ Barry reported that a quick fix was applied to the broken above-ground parking gate mechanical box. The plastic cover should protect the mechanics and electrical system. A replacement door for the box was prohibitively expensive.

New Business

1/ The Board discussed the cost/energy saving measure of encouraging owners to install programmable thermostats. As with low-flow shower heads, the Board may offer free, easy-to-install thermostats should the price and ease of install be acceptable. **Tony volunteered to report back on this issue.**

2/ Tony reported that the security PVR is working well, but raised the issue of the physical security of the hardware. He recommended improving security and suggested the basic improvement of reversing the bolts on the box so that it can not be easily removed with common tools. **Barry will request a quote from Simplex Grinnell for the installation of a secure metal box.**

Tony also recommended that the Board consider purchasing a DVR converter to allow for the easy translation of the PVR security recordings to a common laptop computer. The Board will purchase a converter when the need to do so arises.

3/ Joseph Sponair will be asked to fix the hole in the wall in the main level lobby by placing an access panel over the hole. **Barry to manage this activity.**

The meeting adjourned at 8:20 p.m. The next meeting of the Board of Directors is scheduled for 7pm on Thursday, January 18, 2007 in unit #704.