

**Minutes of the Special Board Meeting on the Reserve Fund Study for
Darlington Arms Condominium Corporation
1 March 2007**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Krista Robertson #704 (arrived at 8:00 p.m.)
Jennifer Medlock #305
Tony Grimes #406 (arrived at 7:30 p.m.)
Daorcey Le Bray #102
Barb Bentley #306
Veronika Erceg #604

Absent:

Barry Meckleberg, Property Manager, Consolidated Real Estate Services

Call to Order/Quorum Established

Chair Gerald called the meeting to order at 7:15 p.m. Quorum was established all seven directors in attendance.

Discussion of Reserve Fund Study draft report by Morrison Hershfield Engineering

1/ The Board began with general discussion of the report. Many of the directors were struck by the cost and short timelines of recommendations by Morrison Hershfield. Discussion followed about how to fund many of the recommendations in the report, i.e. via special assessment or increased monthly condo contributions.

2/ The Board noted that there appeared to be many factual and content errors in the report that stem from poor editing or misunderstanding by MH about the age of some components. Moved by Jennifer, seconded by Veronika that Gerald be directed to meet with Morrison Hershfield to correct inaccuracies in the draft report: carried.

3/ The Board discussed Gerald's suggestion that the engineer is mistaken in suggesting we have deterioration rather than mechanical damage in several areas of the building. Examples were discussed. Moved by Daorcey, seconded by Tony that Gerald and Tony be directed to meet with Morrison Hershfield to challenge some of the historical facts about the building, inaccurate assertions made in the report, and the timelines for repairs based on those assertions: carried.

4/ The Board discussed aesthetic improvements to the building. Moved by Tony, seconded by Jennifer that the Board direct Barb and Veronika to explore options and present proposals for the aesthetic improvement of all common-area hallways in the building: carried.

5/ The Board discussed the value of replacing all exterior windows and doors in the building as recommended in the draft report. The cost of the replacement program was reviewed, as was the potential energy saving and options for raising the necessary funds. Moved by Tony, seconded by Veronika that Gerald and Tony tell Morrison Hershfield that window replacement is not a priority for the Board, that repairs can be addressed from the operating budget in the coming years, and that the timeline for total replacement be moved to twenty years: carried.

6/ The Board discussed the recommendation to replace major components of the elevator. Moved by Jennifer, seconded by Krista that the Board direct Gerald and Tony to challenge the need to replace the elevator mechanical components in 2008, and to express that the Board would prefer a timeline to replace only the priority elevator component in five years and to replace other components in the next ten years: carried.

7/ The Board discussed structural concerns raised by Morrison Hershfield. Moved by Tony, seconded by Jennifer that the Board take immediate steps, if deemed necessary by Morrison Hershfield, to properly ventilate the parkade, and that this will be done through the adaptation or replacement of the parkade overhead door to provide fresh air supply: carried.

8/ The Board discussed the vague fire-safety recommendations from Morrison Hershfield. Gerald and Tony will ask for clarification on recommended upgrades.

10/ The Board expressed some frustration with vague recommendations and the lack of explanation within the Structural Review document presented by Morrison Hershfield. Moved by Krista, seconded by Tony that Barry be asked to clarify what was specifically requested from Morrison Hershfield in the Structural Review and at what cost: carried.

The meeting adjourned at 9:30 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, March 15, 2007 in unit #703.