

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
19 July 2007**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Daorcey Le Bray #102
David Kelly #405
Veronika Erceg #604
Jennifer Medlock #305 (arrived just after 7:30 p.m.)
Diane Vine, Consolidated Real Estate Services

Absent:

Krista Robertson #704
Tony Grimes #406

Call to Order/Quorum Established

Chair Gerald called the meeting to order at 7:10 p.m. Quorum was established.

Resignation

Jennifer Medlock #305, has sold her suite and will be moving from the building, therefore she has offered her resignation to the Board.

Moved by Veronika, seconded by David to accept Jennifer's resignation and appoint Erik Ross, #301, to the Board for the duration of the term: carried.

Financial and Management Report

The Board reminded Diane of a request made to Barry to separate operating and reserve expenses to better reflect the annual budget. This change has not yet been made to the monthly financial reporting.

The most significant expense for the past month was an invoice received from handyman Joseph Sponiar for two months of work around the building. Gerald reviewed recent and upcoming activity by Joseph Sponiar, all which has been previously approved by the Board.

Old Business:

1/ Members of the Board note that elevator problems persist. **Gerald to contact All Tech elevator services to address and fix.**

2/ Directors reviewed Management tasks awaiting follow up:

- Power flushing of main sewer line
- Quote based on engineering specs for east-side concrete driveway
- Mailing of the reserve fund plan to non-resident owners
- Roofing review and maintenance work by PDQ

New Business

1/ The Board requested CRESI to compare revenue and expense of our coin laundry services. **Barry to bring to next meeting of the Board.**

2/ Gerald reports that a recent sale in the building benefited from the up-to-date information and condo documents provided on the Darlington Arms website.

3/ The Board requested that current insurance certificates be mailed to all owners. **Barry to manage distribution.**

4/ The Board requested that Joseph be directed to test and observe potential leak in the window of suite #706 to identify the source of water that caused floor damage in the suite. **Gerald to forward request to Joseph.**

5/ The Board discussed the need for an alarm system on fire hose cabinets within the building. No action was taken on this issue.

6/ Gerald recommended to the Board upgrading some of the locks within the building to conform to a single existing key and remove the need for a variety of keys for related locations. These locations include: corporate storage/electrical room; elevator room; roof access; and eighth floor passageway. The Board agreed to this action and **directed Gerald to pursue this project.**

7/ The Board discussed hallway beautification. No action was taken at this time.

8/ Veronika formally requested a second remote for the lower parkade.

Moved by Daorcey, seconded by David that CRESI give a second remote to suite #604 at owner's expense: carried.

The meeting adjourned at 9:23 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, August 16, 2007 in suite #703.