

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
13 December 2007
Held at #703, Darlington Arms Condos**

Attendance

Gerald Rotering, #703

Tony Grimes, #406

David Kelly, #405

Erik Ross, #301.

Lori Pinter, Property Manager, Consolidated Real Estate Services

Absent: Krista Robertson of #704 had advised ahead that should she couldn't attend.

Call to Order

Chair Gerald called the meeting to order at 7:10 p.m. with quorum established.

Financial and Management Report

Current Cash on hand: \$9,800 with operating costs matching revenues and the budget plan.

Reserve Fund: \$87,000 with budgeted contributions being made.

Old Business

1/ The Board discussed the security cameras and ideas for upgrades, which Tony will research when his time allows---we feel no urgency. Tony has reset the DVR so all four interior cameras are again being recorded.

2/ Re-tiling of the elevator cab was reviewed, but with two formal approvals by the Board, we'll proceed to have contractor Josef Sponiar do this decorative upgrade.

3/ Gerald gave Lori a cheque for laundry revenue of \$508 for July 1 to December 6/07. We again discussed whether the coin laundry operation can be justified, as energy costs are not being recovered. No action taken.

New Business:

1/ We noted that the elevator's rental mat was not replaced when Canadian Linen Service recently attended. ACTION: Lori to call to ask that we receive a cleaned elevator cab mat and lobby runners that match each other.

2/ Gerald recommended that we have our bylaws updated to match the year 2000 Condo Property Act. We attempted this in 1999 but failed to obtain the necessary 75% vote of owners. With a major owner in the building since having sold his properties an updated Bylaws set will likely see approval. Gerald proposes to incorporate portions of our Guidebook and House Rules, such as the prohibition of dogs, into the new bylaws. **Moved by Tony, seconded by David:** That Gerald work with a lawyer of his choice and bring forward a draft bylaws set which, if approved by the Board, will be recommended to the owners for adoption. **Carried.** ACTION: Gerald will work with lawyer Richard John early in 2007.

The meeting adjourned at 9 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, January 17, 2007.