

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
21 February 2008
Held at #703, Darlington Arms Condos**

Attendance

Gerald Rotering, #703
Tony Grimes, #406
David Kelly, #405
Erik Ross, #301
Krista Robertson of #704
Lori Pinter, Property Manager, Consolidated Real Estate Services

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: \$3,250, with year-to-date operating costs matching revenues and the budget plan.
Reserve Fund: \$95,000 with budgeted contributions being made.

Old Business

1/ David brought forward three quotes for hallway carpeting, all for similar carpets as follows, underlay and installation:

Kenzington Carpet One (GST in)
12-foot roll: \$12,218
Carpet tiles: \$13, 238

Contempa Carpet (GST in)
12-foot roll: \$9,238 (Considered best option, Carpet sample: Philadelphia #67301 Major)

Century Carpet One
12-foot roll: \$14,500 + GST
Carpet tiles: \$15,895 + GST

Decision tabled until next meeting so other carpet types and patterns can be reviewed.

2/ Roof work to be done by Central Roofing will commence once snow is gone and weather improves.

3/ Outdoor maintenance contract with All Kind Door signed. Lori to ensure that contract with Creative Door has been cancelled.

4/Carbon monoxide detector in the parking garage has been serviced.

5/ Annual appraisal of building for insurance purposes puts replacement cost at \$9.7 million, so our policy upon renewal will insure to that value.

6/ Aadelard attended for regular maintenance and replaced the filter for the make-up-air furnace air intake. The dust and dirt was considerable and has been removed.

7/ Issue of a plugged bathroom vents in suites 706 and 705. Vents were cleaned by Gerald and he suggested that others check theirs. He'll mention this in the next newsletter.

8/ Lori continues to search out an engineer to draw specs for the east-side driveway.

9/ Canadian Linen service has been good. The issue of mismatched runners is resolved.

New Business:

1/ Tuesday, January 15, an owner noticed on front-door video that there were loiterers in the lobby. Tony was unable to locate the intruders on the DVR record, as dates were not clear.

2/ In response to the memo of January 18 from Board Chair Gerald Rotering, moved by Tony, seconded by Krista that Gerald be paid \$100 for time and services rendered as outlined in that memo.

3/ The rental tenants of suite 306 lost one indoor door remote and returned one outdoor remote door opener as inoperable. The owner of Suite 306 will need to contact CRESI to purchase two replacement remotes, one for each door, at a cost of \$35 each.

Three additional remote controls for both the surface lot's gate and the indoor parking overhead door have been located at the CRESI office. No additional remote units required from All Kind Doors at this time.

4/ Suite 606 has been rented out to tenants. Lori to check if the \$500 deposit has been provided to CRESI as per Condo House Rules.

The meeting adjourned at 8:45 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, March 20, 2008.