

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

Attendance

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

Absent:

Barb Bentley

Call to Order

Chair Gerald called the meeting to order at 8:10 p.m.

Financial and Management Report

- *Current Cash on hand: \$5,876, with year-to-date operating \$1,091 in surplus of the budget plan.
- *Reserve Fund: \$101,347 with budgeted monthly contributions being made.
- *Lori to look into natural gas bills for the past year, as we're running 26% over last year.
- *Lori to provide a draft for 2008-2009 fiscal budget by April 30 (our budget year is July 1-June 30)

Old Business

- * Gerald to contact Joseph regarding our overdue stairwell backup lighting project.

Carpeting:

Carpet quote has been provided by CDL for carpet and installation: \$15, 783 +GST, total: \$16,572.
The carpet is not in stock and has been ordered. CDL will let us know when the material is available and set dates to install. Erik will provide updates as they are available.

Gerald suggested we hire a security guard/commissionaire to be present during carpet installation to open owner doors and protect property during the two or three day installation. **MOVED** by Erik, **SECONDED** by David that Lori hire a guard/commissionaire to be present during carpet laying. **CARRIED**.

New Business:

- * ADT fire alarm showing "battery low" message. Lori will contact ADT to inquire and have it serviced if necessary.

- * Above and below-ground parkade clean-up planned for Sunday, May 18 at noon. All available Directors will take part. Volunteers are welcome. Extra brooms and dustpans are also appreciated.

- * Tony mentioned that his bike is missing from the bike room. The bike was not secured by a lock. 'Advised others in the building with bikes to check on bikes to ensure they are still secure. (Later: Gerald has checked and see no other bikes missing.)

*Lindsey Sochaski of suite 305 has volunteered to be a board member. MOVED by Erik, SECONDED by David that Ms. Sochaski be appointed to the Board, replacing Barb Bentley (#306). CARRIED.

* Maria of suite 101 wrote a complaint to the board on March 28, 2008 regarding noise from the garbage chute, as her suite is beside the refuse bin room. Our house rules limit chute hours to 8AM to 8PM. Some owners have not been adhering to these times, causing noise in suite 101 and others at all hours of the night/morning. In response the board will do the following: 1/ Erik to create new signs stating clearly the chute is to be used; Krista to assist in posting. 2/ Gerald to ask Joseph to remove the deflector at the bottom of the chute to see if this reduces noise at the bottom before the bags reach the bin. 3/ Gerald to ask through the next newsletter for cooperation from residents.

* Joyce of #205 told Gerald today about water appearing on the 2nd floor hallway. Gerald found the source of the hot water leak on the 5th floor, and isolated the leak by shutting water flow to that area via installed access panels on the 5th and 6th floors. Adelard was called to attend and clamped off the leak. The current copper pipe will be replaced with “pex” tubing with brass fittings. Joseph will be asked to create a water barrier at the 5th floor to minimize damage from future water leaks from the floors above.

* Payment of \$100 to be provided to Gerald for the time given to deal with this leak and pending repairs – MOVED by Krista, SECONDED by Tony. CARRIED.

Other items:

* An individual was found the other morning sleeping/passed out in the mailroom. How he gained access to the building is unknown. Gerald contacted the police and the man was removed.

The meeting adjourned at 8:45 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, May 15, 2008.