

Minutes of the Board Meeting
Darlington Arms Condominium Corporation
19 June 2008
Held at #703, Darlington Arms Condos

Attendance

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

Call to Order

Chair Gerald called the meeting to order at 8:10 p.m. Before the meeting the board was first given a tour of the building's mechanicals, including the boiler room and water room.

Financial and Management Report

- *Current Cash on hand: \$6,885.
- *Reserve Fund: \$92,740 with budgeted monthly contributions being made. The balance has dropped this month due to \$16,572.40 payment to CDL Carpet for new hallway carpeting.
- *One suite in arrears to be given 30 days from June 19 to pay condo fees in full before legal action is taken.
- *Lori to have Direct Energy bills analyzed to see why our costs have increased.
- *Phelps, our laundry contractor company, can provide a service where they collect, count and deposit cash from the washer and dryer, then deducting our monthly contract bill and the coin collection fee. **MOVED** by Krista, **SECONDED** by Tony: that Phelps be asked to provide this service, for a service charge to be determined. **CARRIED.**
- *Lori to request a service call on the washer and dryer, as Erik mentioned that the washer is making noise and the dryer isn't drying well.
- *Central Roofing is to perform roof repairs in July on the lower roof between the decks of #703 and #704.
- *John of Aadelard Plumbing has taken ill and will not be practicing as a plumber any longer. We appreciate his years of hard work and expertise and wish him the best.
- *Lori reports that the cost of repairs found to be necessary during quarterly inspections by Aadelard are levied in addition to the quarterly maintenance-contract cost.
- *Lori looked into the cost to have parking lots swept at similar-sized locations as Darlington Arms, and found the volunteers have saved approximately \$1,300. Well done volunteers!

Old Business

- *Josef has finished hallway repairs and has put up mirrors, but is still to return to seal floor gaps inside the wall on the fifth floor to prevent future leaks on upper floors from penetrating.

Carpet project completion:

- *Erik to contact CDL again regarding finishing the lobby floor and replacing the trim strips at doors of #701, 702 and 503.

New Business:

*Adelard has replaced shut off valves at our boilers. The heating system boilers will now be off until September to save natural gas.

*Adelard replaced some copper domestic hot water recirculation line in suite 605. Joseph will repair the ceiling and install a 14" access panel.

*Metro newspapers have been creating litter. Gerald has asked that the free newspapers no longer be delivered to our door.

*Lindsay Sochaski of #305 has volunteered to take the mail room's green bin to recycling whenever it's full, and offers to participate as a Director starting at October 2008's AGM.

*Weather stripping replacement in windows: Gerald of #703 dismantled vertical sliding window in five suites he owns, cleaned the window panes, removed corrosion and replaced the weather stripping. This should reduce the call for heat by those suites, saving natural gas. Windows are considered common property, so the corporation has been asked to reimburse for the materials only and to offer this to all owners who wish to replace the weather stripping in the windows. MOVED by Tony, SECONDED by Erik that Gerald be reimbursed \$84.46 for the weather stripping replaced in the five suites.

*Lori will look into companies and costs to clean windows and replace the weather stripping in 10 more apartments to test for savings in heating bills and to extend the life of the existing windows.

*Exterior window cleaning has not been done for many years. Gerald suggested Joseph be hired to suspend by rope to clean the exterior windows at a cost of \$800 - \$1,000 for the entire building. MOVED by David, SECONDED by Tony to do that; CARRIED.

*Accessible windows and patio doors are the responsibility of each owner to clean.

*Access to suite keys was discussed, to allow for access to plumbers or emergency workers in the absence of a live-in manager for the building. The strongbox containing keys to most suites in the building (provided to the board by owners) is to be moved to the boiler room to allow suite access by a plumber when required, with prior notice provided. MOVED by David, SECONDED by Krista; CARRIED.

*A key box holding keys for the boiler room, water room and 7th floor is needed to be available for the board to access in case of an emergency. The box would be securely placed on the inside of the building. MOVED by Tony, SECONDED by David; CARRIED.

Other items:

- Gerald Rotering of Suite #703 asked permission to suspend a 16' fiberglass kayak from the ceiling of the underground parkade over his vehicle in stall 49 and hanging over into stall 50 owned by suite #704. This would be done by Joseph installing four small "eye" hooks into the concrete ceiling beams. This would not cause a fire hazard or impediment in vacating the parkade in case of emergency. A director noted that such an approval could be withdrawn if the storage became a problem. MOVED by Krista, SECONDED by David to allow; CARRIED.
- The board received a letter from the owner of #102 on behalf of the renter who expressed concern over a perceived breach of privacy. Gerald contacted the owner and expressed regret that the suite was entered when the tenant wasn't there. Adelard was given permission to enter the suite around 12:30 p.m. and

was given access at about 1:30 p.m., when the tenant was not home. If the owner wants the access key be relinquished, the board is willing to return it.

The meeting adjourned at 9:55 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, July 17, 2008.