

Minutes of the Board Meeting
Darlington Arms Condominium Corporation
18 March 2010
Held at #703, Darlington Arms Condos

Attendance:

Gerald Rotering of 703, Erik Ross of 701, Tony Grimes of 406, David Kelly of 405, Veronika Erceg of 604, and Steve Ross of 301.

Call to Order:

Gerald Rotering called the meeting to order at 7:15 p.m.

Financials:

We have \$12,500 cash on hand, but of course we also have accounts payable almost matching that. Year-to-date we're operating almost to the dollar compared to our budget. The Reserve Fund stands at \$160,600.

Old business:

- Erik reviewed winter activities, which included two small water leaks which have been repaired and with our contractor Josef assigned through Lori to do minor patching and painting.
- Lobby mats were looking tatty, so Gerald tossed them out and has replaced them with one rubber entry mat, one brown/red runner to match the tile, and one more of the same is on order.
- Suite #501 needed a new zone valve, requiring draining the heating water down 50%. To speed refilling and avoid air in the lines, Gerald had the plumber install an air-bleeder tap in the eighth-floor utility area. The plumber was very pleased to see us agree to this upgrade, which speeded his work.

New Business:

- The board appointed Steve Ross to the Board to replace Neil Ross who has resigned because he's moved. MOVED by Tony, SECONDED by David; CARRIED.
- A motion was passed to not increase condo contributions for 2010-2011 (the year beginning 1 July 2010), but \$6000 per year will be re-allocated to the reserve fund from the operating budget. MOVED by David, SECONDED by Steve; CARRIED.
- CRESI (Consolidated Real Estate Services Inc.) has been bought by Gateway Property Management, so Gateway will now be the management company for the Darlington Arms.
- Sunday May 2nd, 2010 (from 1pm to 3pm) will be the day for the building's annual parking lot and parking garage sweeping. This will be on a volunteer basis, so anyone who can help is encouraged to participate. Gerald will take care of any necessary prep work (getting brooms, dust masks, and checking availability for receptacle power for shop vacs).
- Josef will be hired on an hourly basis to power sand and re-paint all common-property balcony railings as well as the swing gate and fencing on the east side of the building. MOVED by Tony, SECONDED by Veronica; CARRIED.
- Erik proposes lobby and front-of building decorative improvements, so was invited to bring the Board some specific recommendations and cost estimates.

The meeting adjourned at 8:45 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, April 15, 2010 at suite 703.