

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
19 December 2002**

Held at #304, Darlington Arms

Attendance: Chair: Gerald Rotering

**Directors: Patrick Skogman of #504, Mark Schaefer of #605, Leonard Krahn of #104,
Daorcy Lebray of #102, Tanya Chan of #303,**

Simplified minutes:

Resolutions:

1/ Painting for two stairwells between basement and second floor is approved. Mr. King to also to put up “do not block” signs on stairwell doors at the lobby. **No** further action on the idea of painting parkade poles.

2/ Up to \$20,000 of our reserve funds may be put into one-year term deposits to increase the interest rate obtain. Patrick offers to consult with Don Avant at Bayview regarding investment details.

3/ Another flooring contractor is to try a better “match” on the floor repairs in suite #602. The Board cannot support spending \$1,100 on refinishing the entire floor.

4/ Patrick, Mark and Tanya volunteer, and are authorized to, clear refuse from the common areas adjacent to storage lockers. They offer to post notice of the cleanup so owners can retrieve items before they go into the dumpster.

Discussions:

Front-door security was raised. Because people have groceries in hand, they are opening the front door by pulling on the key, causing wear, and it is sticking without locking. This may have allowed the vagrant to enter the building this week...he was found sleeping—very comfortably, it appears—in our lobby.

The Board asks our property manager to obtain quotes for a key-fob door release. This would allow us to “buzz” the door to open without turning a key and pulling on the handle at the same time.

Gerald raised the rising cost of each suite’s electrical bill. He suggested that service charges now exceed the cost of power each us use, and that doing away with individual suite meters could save—in his estimate-- \$8,000 per year. He said that the electrician thought a single meter for the building would cost \$3,000. No action at this time, but watch your personal electrical bills, and keep this idea in mind.

Noted that \$8,000 of arrears condo fees have come in, and only \$1,050 is outstanding. Our cash position is about \$11,500, and reserve stands at over \$37,000.

The next Board meeting is **7 p.m., Thursday, January 16, 2003.**