

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
20 February 2003**

Held at #605, Darlington Arms

Attendance: Acting Chair: Mark Schaefer of #605

Directors: Leonard Krahn of #104, Daorcey Le Bray of #102, Tania Chan of #303

The meeting was called to order at 7:30 p.m., and in the absence of the minutes from the previous meeting, the approval of said minutes was tables until next meeting.

Bonnie presented her activity summary for the past month. All expenses seem reasonable. Bonnie did note that there has been some minor difficulty related to a database changeover at Bayview.

The stairwells are still in the process of being painted. There is some concern on the board that this project is behind schedule.

On the subject of the recent break-in in the Darlington Arms, considerable damage to locks and doors was discussed. Future expenses relating to locks and doors will reflect current repairs. Bonnie detailed the extent of the theft from suite #704. Burglar bars are being immediately installed in the elevator room on the roof to prevent any similar break-in from occurring. Bonnie is also in the process of obtaining quotes on card and code locks for the front entrance.

Concerning the elevator, Bonnie related that it has broken down six times in the past eight days. While Richmond Elevators has been out to make all the repairs to elevator, there always seems to be another reason for the elevator to stall one they leave. Bonnie has threatened to drop the Darlington Arm's contract with the company if this can not be solved. The Board agrees with her decision to not pay Richmond for the endless repairs.

Regarding a large number of complaints regarding the occupants of suite #103 concerning noise and parking bylaw violations, the Board encourages Bonnie to continue her attempts to contact the owner of the suite and relate to him the consequences of continued bylaw violations. To date, she has dropped off the condominium bylaws and talked to an occupant of the suite.

In order to solve parking violations and parking ambiguity in the aboveground parking lot, the Board has directed Bonnie to update the written parking assignments/agreements with the current occupants of suites that are assigned the aboveground spaces. The Board was reminded that the parking spots in the aboveground lot, unlike the underground lot, are owned by the Condo Corporation and are merely assigned to occupants.

Bonnie also suggested the organization of regular socials and/or a welcome committee to help everyone in the building to get to know each other.

An official request made to the Board to allow a 60lb sheep dog into the building. All directors discussed this request. It was moved by Mark to make no current changes and uphold the current dog policy (that is not to allow new dogs into the building). This was seconded by Leonard and passed unanimously by the Board.

In other discussion, Daorcey brought up the suggestion to increase security for the building by installing along the northwest edge of the building and increase the height of the fencing along the underground parking driveway. The new fence on the northwest edge would have a one-way door out to comply with fire regulations. The Board directed Bonnie to obtain quotes for the proposed fencing and for some fencing increase fencing on the eastside of the building.

Mark brought up a suggestion to replace the wearing front awning with a copper canopy, which would definitely beautify the front entrance. Bonnie will obtain a quote for this project.

Mark also inquired about possibly removing the graffiti on the eastside of the concrete divider between the Darlington property and the parking lot of the professional buildings. Bonnie related that while that side is considered the property of the neighbours, she would contact them and ask them to remove the graffiti in accordance with city bylaws.

Bonnie brought up the topic of resurfacing the aboveground parking lot. After discussion, the Board agreed that since the concrete is not in that bad of a condition and as the Reserve Study suggested it would only need to be resurface by 2005, we would consider resurfacing at a future date.

The meeting adjourned at 8:55 p.m. The next meeting is scheduled for March 20, 2003 at 7:00 p.m.