

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
19 June 2003**

Held at #703, Darlington Arms

Attendance: Chair: Gerald Rotering, #703.

Directors: Mark Schaefer, #605; Leonard Krahn, #104; Daorcey Le Bray, #102; Jim Young, #305 and member-to-be Erik Ross, #301.

Property Manager Bonnie Haslen.

The meeting was called to order at 7:15 p.m. Erik Ross was introduced as a past Board member who Gerald had invited to attend, and recommended for appointment to replace resigned member Patrick Skogman, until our term ends in October, 2003.

Appointment to Board: Jim moved, Mark seconded that Erik Ross, suite #301, be appointed as a Director. Carried.

Leonard moved, Jim seconded that the minutes of the May meeting, distributed by e-mail, be approved. Carried.

Manager's report:

Bonnie reviewed her printed report (thanks, Bonnie!), showing that major accounts-receivable have been collected, leaving only a modest shortfall, and progress being made on that. There was an operating deficit for May, in part because of extraordinary utility, plumbing and water damage repairs. With these now past we are "in the black", and actually have a little operating cash.

Other items summarized:

- *Notice of July 1/03 fees increase to cover outrageous utility expenses has been delivered.
- *All security measures are implemented, including total roof-access restriction, and a new high-security lock on the boiler room door. Directors said the front-door buzz release sometimes jams, so Bonnie will have a locksmith overhaul and lube the latch mechanism.
- *Rear surface parking will be cleaned, although we don't yet have a date.
- *Elevator annual safety inspection will be ordered. An elevator breakdown occurred last weekend, and Gerald reported on monitoring the service call.
- *Hallways carpet cleaning was done, although no notice was received in advance.
- *Lobby heat and parkade ceiling heat (for suites above) has been cut for the summer.
- *Garbage chute cleaning will be done if Bonnie can get someone to quote for it.
- *PDQ Roofing will attend and quote on sloping a few balconies so they drain water.
- *Annual audit is due, so Erik moved, Daorcey seconded that Laurence Lim be appointed auditor.
- *A button key was found in the parkade, and our new system allowed Bonnie to identify the owner and return it. We observe that anyone losing a button key should TELL THE MANAGER, as otherwise we don't know who has access to the building. A specific lost key can be deleted from our intercom, and will be disabled.

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*The Board was surprised that Bonnie had not ordered a gardener to plant flowers. In fact Joyce of #205 took that initiative herself, and while not authorized in advance, we're sure pleased with the result. Jim moved and Leonard seconded that a gift of appreciation be given to Joyce. Carried. Gerald to do.

*Our deferred elevator cab improvements were brought up. A resolution from months ago allows Bonnie to have broken arborite panels covered with brushed stainless steel. Directors asked Bonnie to please proceed, now that our funds allow.

Satellite dish: A written request has been received to allow a satellite dish. Our bylaws were reviewed, and options to regulate dishes were discussed. It was noted that a small dish has appeared at the back of the building. After considerable discussion, the Board concluded that it cannot allow what the registered condominium bylaws prohibit. Therefor Jim moved and Daorcey seconded that the request for a dish be denied, and the Bonnie be directed to require removal of the dish on the south face of the building. Carried.

Loading zone: Abuse continues of our loading zone. Gerald asked if it should be abandoned, and perhaps be rented out to a building resident. Directors feel our one spot is valuable for our janitors, for service vehicles such as plumber, elevator guys and electricians, as well as for move-ins/move-outs and simply for grocery unloading.

Mark moved and Leonard seconded that the loading zone 20-minute-stay limit will remain, and that non-service vehicles using it be required to have four-way flashers operating, otherwise they will be ticketed or/and towed. Bonnie is directed to have professional and dramatic signage prepared and installed. Carried.

Rental lockers: The Board and Bonnie went to the basement to review our four corporation-owned storage lockers, which are rented, and address a request for a 99-year locker lease. At 9:10 p.m. the meeting adjourned in the lobby.

The next meeting is scheduled for 17 July, 2003 at 7:00 p.m.