

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
17 June 2004**

Held at #703, Darlington Arms Condos

Attendance

Chair: Gerald Rotering, #703
Vice-Chair: Mark Schaefer, #605
Directors: Chris Murray, #405
Daorcey Le Bray, #102
Harland Bell, #306
Rhiannon Jones, #601
Eric Ross, #301

Property Manager Shantelle Farrell of CRESI Real Estate

Quorum established. Meeting called to order at 7:00 p.m. by Gerald

Moved by Harland, **seconded** by Rhiannon: that the Board adopt the minutes for the board meeting on April 15, 2004. **Carried.**

Financial Report:

Shantelle explained that there were few discrepancies in the financials that appeared during the months of April and May.

Old Business:

During the past two months a number of projects were undertaken in the building that were informally approved by board consensus via e-mail communication. The following projects were retroactively **moved** by Daorcey, **seconded** by Rhiannon that:

- Four (4) storage lockers be created in the north side of the basement by Joseph Sponair, contractor, at a cost of \$600 per locker. The lockers are available for 99-year lease by owners.
- The elevator ceiling be repainted at a cost of \$150 by Mr. Sponair.
- The lobby walls be touched-up at a cost of \$575 by Mr. Sponair.

Carried.

A project that is ongoing from previous months includes the installation of a rooftop exhaust fan of the right size that does not make too much noise. Shantelle noted that this project will remain unpaid for until it is correctly completed.

Viking Electric installed elevator cab lighting.

As previously discussed by the Board, Joseph Sponair, contractor, will enlarge the boiler room combustion air-supply in the future. Although originally expect to be complete by this time, the Darlington Arms has kept him busy on other projects.

New Business:

Due to the destruction of the east-side garbage doors, the Board has obtained a quote from All Kind Doors for replacement doors. Moved by Daorcey, seconded by Harland: that the Board accept the quote for two (2) replacement steel doors at the approximate cost of \$2,850 and have them installed immediately.

Daorcey brought forward a request to the Board to approve the sharing (50 per cent) of the cost he incurred by having Glycol (rust inhibitor) replaced in the building plumbing system as part of an plumbing project that he had privately commissioned that required the drainage of Darlington Arms' heating system. During the same period of drainage, the Condo had taken the opportunity to conduct a lobby plumbing project that had required the replacement of Glycol as well. Moved by Harland, seconded by Rhiannon: that the Darlington Arms pay for half of approximately \$171 for the Glycol.

Owner Joyce Rawsthorne #205 (through her daughter) has presented the Board with receipts for front yard gardening supplies that are \$140.92 over the original budget of \$200. It was noted that \$73 of the total was a one-time fee for tools.

Moved by Chris, **seconded** by Mark: that the Corporation pay the requested amount, but continue to impose a \$200 budget in future periods. **Carried.**

Ms. Rawsthorne has also brought to the Board's attention that there are a number of unsightly loose bricks in the front garden. Board members noted the potential safety and security risks posed by the bricks. The Board requested that Shantelle ask Joyce to remove the bricks.

The Board wishes to ensure security in the rear parking lot. There was discussion on the benefits and risks of automatic and manual gates. **Moved** by Eric, **seconded** by Rhiannon: that the Board direct Eric to obtain quotes for the purchase and installation of an automatic gate for the surface parking lot. **Carried** unanimously.

The Board noted that the west-side neighbour's yard was unsightly and imposing on the Darlington Arms' property. The Board directed Shantelle to contact city bylaw officials to report on a tree that is grown into the rear parking lot, uncut lawn and garbage on the lawn.

Discussion around the need and desire to create a Darlington Arms website for the storage of corporation/building documents and more information/photos of the building. The Board directed Mark to consider options for a website.

The Board discussed the findings of the engineer (AD Williams) report on the roof. The Board's frustration with the agency was noted. Based on some recommendations, **moved**

by Harland, **seconded** by Eric: that Shantelle contract a roof repair company to proceed with repairs on roof R2.1 to locate and repair leak and to conduct a test penetration on the lower roof, and that the Board vote via e-mail on the cost of this project.

Adjournment: 8:48 p.m.

The next board meeting is scheduled for 15 July 2004 at 7:00 p.m. in suite #703.