

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
20 January 2005**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703

Daorcey Le Bray, #102

Mark Schaefer, #605

Chris Murray, #405

Harland Bell, #306

Jennifer Medlock, #305

Erik Ross, #301

Absent

Shantelle Farrell, Property Manager/Agent, Co-operators Real Estate Services Inc.

Call to Order/Quorum Established

Gerald Rotering, #703, called the meeting to order at 7:10 p.m. Quorum was established with seven of seven directors in attendance.

Approval of the Minutes of Meeting held December 16, 2004

The minutes of the previous meeting were not completed. Erik was asked to have the minutes completed by the next meeting for approval by the Board.

Financial Report

In Shantelle's absence, Gerald reviewed the financials with the Board. While a number of budget comparisons suggest that it was a poor month for the Corporation, Gerald noted that there were a number of unexpected, yet required, expenses during the past month such as responses to a plumbing leak or lock repairs/upgrades. The Board viewed key invoices from the past two months that were responsible for variances with the budget. Gerald noted that the Accounts Receivable for condo fees from two large suites have been cleared up.

Management Report

In Shantelle's absence, the Management Report was reviewed by the Board. Key activity during the past month included:

- A visit by Aadelard Plumbing to fix a no heat problem in suite #103
- A visit by Aadelard Plumbing to fix a leak in the water meter room
- A visit by Aadelard Plumbing to complete quarterly maintenance inspection
- A visit (at no charge) by A-1 Uptown locksmiths to adjust the front doors so they would lock properly
- The successful installation of surveillance cameras and their associated recording and output equipment

Old Business

Updates were presented by Gerald to the Board:

Total security update has cost the Corporation nearly \$12,000 but is nearly complete. The final bit of work will be the installation of the security button-controlled elevator panel. This should be installed shortly and will then restrict access to all floors to those people who have a front-door "button" key.

The Board has received an invoice from Aadelard Plumbing regarding the rooftop exhaust fan.

Moved by Harland

Seconded by Mark

That the Board accept the offered \$200 discount from James Electric (subcontractor to Aadelard Plumbing) and,

That the Board express to Aadelard that we feel short \$700 for a variable speed switch which was not retained by the Corporation and ask their position on this issue.

Motion carried

New Business

Daorcey discussed with the Board his frustrations with late night activity on an adjacent patio.

Moved by Daorcey

Seconded by Erik

That the Board direct Shantelle to produce letters to suites #102 and #104 stating that access to suites via the patio is prohibited and that future complaints to the Board about this activity will be met with fines.

Motion carried

Daorcey presented a quote from Daebonn Metal Works regarding the installation of steel fencing on the northeast corner of the building.

Moved by Harland

That the Board accept the quote as presented by Daebonn

Motion defeated through lack of seconding

The Board further discussed fencing and security options related to fencing from Daebonn.

Moved by Erik

Seconded by Harland

That Erik obtain a quote from Daebonn for installation of fencing along the east side of the property north to a mechanized gate enclosing the rear parking lot, similar to that installed at Fontainbleau Estate Condos nearby.

Motion carried

The Board discussed elevator upgrade options presented via quote from Alltech Elevator Services.

Moved by Harland

Seconded by Erik

That the Board accept the quote from Alltech to replace the elevator call panel in the car and on each floor. The installation is to include an emergency hands-free phone in the car as per Alltech's quote for a total cost of approximately \$11,000 which will be paid from the Reserve Fund.

Motion carried

A letter from our coin laundry supplier was discussed by the Board.

Moved by Erik

Seconded by Chris

That the Board move to keep the coin laundry machines in the building as a service to residents and that the Corporation have its supplier payments automatically debited as per the letter from the supplier.

Motion carried

The possibility of a magnetic door locking system for the front entrance was discussed by the Board.

Moved by Chris

Seconded by Harland

That the Board proceed with the installation of a magnetic lock/latch mechanism and removal of the current lock/latch mechanism on the front entrance as discussed at previous Board meetings.

Motion defeated

Despite the defeat of the motion, Gerald was directed by the Board to contact RB Security for consultation on alternative door locking measures.

Adjournment

The meeting was adjourned at 8:55 p.m.

The next meeting of the Board of Directors is scheduled for Thursday, February 17, 2005.