

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
17 March 2005**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Daorcey Le Bray, #102
Chris Murray, #405
Harland Bell, #306
Erik Ross, #301
Shantelle Farrell, Property Manager/Agent, Consolidated Real Estate Services Inc.
Absent
Mark Schaefer, #605
Jennifer Medlock, #305

Call to Order/Quorum Established

Gerald Rotering, #703, called the meeting to order at 7:05 p.m. Quorum was established with five of seven directors in attendance.

Approval of the Minutes of Meeting held February 17, 2005

The Board reviewed the minutes.

Moved by Harland

Seconded by Daorcey

That the minutes be approved as presented.

Motion carried

Financial Report

Shantelle reviewed the financials for the past months and highlighted invoices for elevator work during the period. The financials continue to be on target for the year.

Old Business (Management Report)

Updates were presented by Shantelle to the Board:

- As requested by the Board, Shantelle has written a letter to Aadelard Plumbing regarding the Board's request to discount work completed on the roof.
- Regarding water damage repairs from a common source in suite 405, Shantelle has contacted a contractor to make these repairs as requested by the Board.
- The elevator fob upgrade was discussed. Gerald noted a difficulty contacting Alltech Elevators in an effort to confirm a date for continued upgrades to interior and hallway panels.

New Business

Gerald discussed with the Board the possibility of creating permanent security signage for the front door.

Moved by Harland

Seconded by Chris

That members of the Board (Erik and Gerald) produce adhesive signage to replace the current blue paper signs warning about letting strangers into the building.

Motion carried

Gerald noted a repair required to the common area metal threshold of the entrance to suite 701.

The Board directed Shantelle to contact a contractor to fix the threshold.

The Board discussed two quotes received regarding balcony waterproofing for east and west balconies at the Darlington Arms.

Moved by Daorcey

Seconded by Harland

To accept the quote from Cascade Painting and direct Shantelle to begin coordinating a schedule that will allow the contractor access to suites,

And that the funds (\$120 per deck) for this project be taken from the Reserve Account under Exterior Caulking.

Motion carried

Shantelle presented a new Management Agreement to the Board that would renew the contract for a period of one year (March 1, 2005 – March 1, 2006) at a price of \$660 per month

Moved by Harland

Seconded by Chris

To accept and sign the new Management Agreement as presented.

Motion carried

Shantelle presented a statement of comparative rates for various utility suppliers.

Moved by Harland

Seconded by Chris

That the Board resolve to give Shantelle the mandate to lock the Darlington Arms into the best possible rate contract for utilities. This may be a separate five-year natural gas contract with Direct Energy and a five-year electricity contract with Enmax or a combined natural gas and electricity contract with Direct Energy.

Motion carried

Shantelle formally noted to the Board that the name of her employer has changed to Consolidated Real Estate Service Incorporated (CRESI Inc) following a corporate sale.

The quote from Daebonn Metal Works for fencing and gate were discussed by the Board.

Moved by Erik

Seconded by Daorcey

That the Board approve the Daebonn quote as presented,

And that the project be funded from the Reserve Account.

Moved by Gerald

Seconded by Harland

That the motion be amended so that the proposed project not include the west side fencing extension.

Motion carried as amended with three Directors in favour and two opposed

The Board discussed options for improved west side security and appearance for the building.

Moved by Chris

Seconded by Harland

That the Board authorize Chris and Shantelle to contact a landscape designer to produce a design assessment for under \$200.

Motion carried

Adjournment

The meeting was adjourned at 9:00 p.m.

The next meeting of the Board of Directors is scheduled for Thursday, April 21, 2005.