

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
15 June 2006**

Held at #703, Darlington Arms Condos

Attendance

Chair: Gerald Roterling, #703

Directors: Chris Murray, #405
Harland Bell, #306
Krista Read, #704
Eric Ross, #301

Property Manager Barry Meckleberg of Cooperators Management and Realty.

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

Manager Barry and Gerald reviewed May-June activities including:

*Suite #104 damaged screens have been replaced.

*Service for the east-side car gate was ordered, but we're unclear whether it was performed.

Barry will ensure it is, and will also look into maintenance on the garage overhead door, where a guide wheel could be moved over slightly to avoid wearing out the west cable.

*Exterior lighting was off for one night last weekend. Gerald called in Viking Electric, which replaced a fried photo-cell switch that turns lights on at dusk. 'No cause for the failure was found.

*Quarterly maintenance on all boiler-room mechanical equipment was recently performed by Aadelard Plumbing and Heating, and their contract for this work on a regular schedule is signed.

*East-side driveway concrete replacement is waiting for engineering specifications, which Barry is pursuing. We've reviewed that we want reinforced concrete that can withstand the garbage truck and bin movement, curbs at the garden and lawn margins, possibly drainage to a small rock pit, and the apron to the street done, perhaps with low curbs to make the driveway more obvious to drivers parking on the street. When specs are prepared Barry will pursue updated quotes from two contractors, dropping the west-side ramp project.

*Emergency lighting with battery packs have been ordered for the garage, lower lobby and two storage areas. A certificate of successful fire inspection has been issued to our building. Gerald forwarded it to Mark for posting on our web site.

*Roof inspection was recently done by PDQ Roofing, and they say no roof repairs are needed at this time. But they recommended—and the Board e-voted last week to approve—a painted-on cladding for the stuccoed walls of our elevator mechanical room atop the building. The coating will seal all cracks to keep out moisture, bind the surface together, and should maintain that finish for many years to come. Approved spending: just under \$2,000. Gerald provided a paint sample card so the coating will match our building's light-green stucco colour.

*Manufacture is underway for two replacement steel stairwell doors: third floor south end, and second floor north end. Once installed, Josef will be painting the doors and new frames, and those doors should then close reliably without needing to slam.

*The snowy season is past, but Barry will be upgrading Oracle's contract for next winter to include shovel-clearing of snow beneath the east-side car gate and the man door to that area.

*Barry has identified that the overnight call-out of Aadelard Plumbing cost more than \$600 in response to what turned out to be a negligence-caused small flood into the lobby. As well, we're waiting for Josef Sponiar's bill for lobby wall and hardwood floor repairs in #101, stemming from the same incident. When we have the total, the responsible suite will be billed, and its owner is already notified of the pending bill.

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*Barry will ask Prestige Landscaping to replace two rose plants that did not survive their initial planting last fall in the west-side garden. The others are all thriving and beginning to create the attractive barrier that we want there.

New business:

1/ Harland raised the timing of our next reserve-fund study, due no later than 2007. After discussion it was **moved** by Harland and **seconded** by Krista: That we obtain two quotes, from Manticor Engineering and from Morrison Hershfield Engineering, to perform a engineered reserve fund study of our building and property; **Carried**.

2/ Gerald raised the concern expressed by some about the decorated paint pot at our front door. The Board discussed its value in collecting cigarette butts versus its unattractiveness, noting that Joyce of #205 is doing work that has very much improved our gardens out front. It was **moved** by Chris, **seconded** by Harland, that the “ashtray” be removed; **Carried**. Gerald followed up with a promise to continue sweeping up butts from time to time.

There was further discussion about installing a stainless-steel wall-mounted “butt stop” ashtray, but there was no successful motion. The Board prefers no container at all, and discourages people from smoking anywhere on the common property, which is contrary to our Bylaws.

Financial report:

Our operating account holds \$26,000 (rounded), and our reserve account holds \$75,500 (rounded). Year-to-date revenue is on target, with only a single suite behind a single-month’s payment. Operating expenses are \$4,700 (rounded) below budget so far this year, so we’re “in the black”.

Gerald noted that we have \$10,000 or more in work lined up for Josef Sponiar, who will be working a full month at our building soon on many smaller and already-approved items.

Adjournment: 8:48 p.m.

The next board meeting is scheduled for 20 July 2006 at 7:00 p.m. at suite #703.