

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
17 August 2006**

Held at #703, Darlington Arms Condos

Attendance by Directors:

Gerald Rotering of #703, Harland Bell of #306 and Jennifer Medlock of #305, plus Property Manager Barry Meckelberg for Consolidated Real Estate Services Inc.

Regrets from Directors:

Daorcey LeBray of #102, Erik Ross of #301, Chris Murray of #405 and Krista Read of #704. (Hey, it IS August!)

Call to Order

Chair Gerald called the meeting to order at 7:05 p.m

Management/Financial Report:

Barry reviewed the current financial situation and management activities during the past month:

*Cash on hand stands at about \$31,000, although numerous bills for maintenance work are pending. The reserve account stands at about \$78,000, with a bill pending for \$6,000 or so for a new reserve-fund study, contracted to Morrison Hershfield Engineers, and to be performed this fall.

*Accounts receivable (overdue or unpaid condo fees) are virtually zero. The \$909 outstanding stems from one suite that just changed hands, and the new owner is likely not yet signed up on pre-authorized payments. The balance stems from a suite that has been billed for water damage due to an in-suite overflow.

*East-side concrete replacement project preparation continues, with elevations survey of our property complete, allowing the engineer to design drainage.

*Barry had an arborist trim the elm tree on the property's north-east corner, and ruthlessly cut back the maple trees overhanging our surface parking at the south-west corner.

*Barry paid to have graffiti painted over on the east-side concrete wall, and paid PDQ Roofing for the sealing of our elevator mechanical room's stucco walls; total bills of \$1,931. Also on the roof, Gerald reported that he's now put styro sheeting under all patio paving stones of the upper roof deck and its landing.

Old business:

*The parkade garage door was serviced by Creative Door Services, including two new cables, balancing of tensions and replacement of one new retraction drum.

*Battery-pack emergency lights for basement and parkade areas have not yet been installed. 'Parkade's emergency east exit door has not yet had the "panic bar" exit hardware installed. Barry will pursue the latter with RB Security, or perhaps retain Creative Door instead.

*Contractor Josef Sponiar has done the April-incident water-damage repairs to suites 601, 401, 301 and 303, with #603 yet to be done. He's also completed the access panels on north walls of the hallways on fifth and sixth floors, which repaired access holes cut for the more recent small leak on the sixth floor. Decorative

mirrors have been installed on those panels, plus on other floors except the second, where a resident has already decorated. 'Project complete.

*Josef will this week paint the new steel stairwell doors on the second and third floors, plus the two parkade doors, and just did the one basement storage-area door. Gerald has also had him refinish minor wall damage done during those doors' installation, and a few other small chips and scratches in hallways.

*Josef and Gerald cleared old refuse out of the north-end basement storage area's hallways.

New business:

*We had a small water leak overnight on August 14 from common-property piping above the kitchen of #605. Plumber Normand attended 2 a.m. through 4 a.m. (bless him!) to locate the leak, figure out its cause, shut off building water, replace the piping and arrange it so the leak won't re-occur. 'Not a cheap call-out, and disruptive to Directors who attended (thanks Krista, Gerald), and to building residents, but another issue quickly addressed. Josef is assigned to repair the access hole cut in #605's kitchen wall, and other minor wall staining in that suite and one or two below it.

Stemming from this water shutoff/restart it appears a surge of minerals went through our water lines, clogging toilet inlet valves in a few suites. The Board agreed to pay the plumbing bill for #606, while Chris of #405 replaced his own valve inexpensively and does not claim reimbursement (well done, Chris!).

*Still on water topics, Gerald reported that a bit of water still pools on some upper-floor balconies, not causing damage to hardwood floors this time, but threatening it. Examples are suites 706, which Josef has already painted, which kept water out, and #705, where Gerald soaked up water recently before it could seep into the living room (He did parquet repair there last year).

The Board agreed to ask contractor Josef to use the best material and method he can—exceeding what he did at #706, and seal all eight balconies and create painted baseboards on the east and west sides on our top two floors, namely suites 603, 604, 605, 606 and 703, 704, 705, 706.

Lastly on water issues, two suites (Directors fill in blanks for your records: ____ and ____) asked for minor parquet floor repairs, one in the kitchen and the other by living room windows. In neither case could inspection by Josef or Gerald detect a common-property cause. Spillage or leaving windows open are suspected. The Board decided the building can not pay for repairs in these cases, which Barry will relay, with our regrets.

*Barry raised two issues regarding deposits to protect the corporation from damage by tenants of owners. The first question is whether immediate family of owners are "tenants". The Board decided they are not, and deposits will not be required from these suites. The second question is whether a single deposit is adequate from the owner who owns more than one rental suite. The Board will consider this when more Directors can attend, and when Gerald will leave the room while the question is decided.

Meeting adjourned at 8:40 p.m. Minutes recorded by Gerald.