

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
18 January 2007**

Held at #704, Darlington Arms Condos

Attendance

Krista Robertson #704
Veronika Erceg #604
Chris Murray, #405
Tony Grimes #406 (alternate)
Daorcey Le Bray #102
Barry Meckleberg, Property Manager, Consolidated Real Estate Services

Absent:

Gerald Rotering, #703
Barb Bentley #306
Jennifer Medlock #305

Call to Order/Quorum Established

Chair Krista called the meeting to order at 7:04 p.m. Quorum was established with five of seven directors in attendance.

Approval of the Minutes

Moved by Chris, seconded by Krista that the minutes recorded for the previous meeting (December 21, 2006) be approved as presented: carried.

Management/Financial Report

Barry reported that the rooftop exhaust fan was recently fix and that Adelard Plumbing and Heating is preparing its quarterly inspection report for the Board which will be presented at the next meeting. Barry reported that the Corporation is currently on budget and no other questions were asked of him by the Board.

Old Business:

- 1/ The east driveway concrete repairs/replacement specs are still with the engineers. Once the Board receives these, formal bids can be sought.
- 2/ The complete draft Reserve Fund Study report is still with Morrison Hershfield Ltd and the Board expects to receive it prior to the next monthly Board meeting.
- 3/ The Board discussed Morrison Hershfield's parkade structural report that had been tabled at the previous meeting. Moved by Daorcey, seconded by Chris that the Board engage Morrison Hershfield to produce quotes for recommended repairs to the parkade concrete and rebar and manage said repairs: carried.
- 4/ The Board discussed the security of the security camera PVR box. **Barry directed to follow up with Simplex Grinnell for a quote on a more secure cage for the PVR.**

5/ Tony reported to the Board that he was continuing his search for a programmable thermostat that is compatible with the electrical output in the building.

6/ The Board discussed a previous request to obtain overhead door remotes for the lower parkade. Project tabled until a later date.

New Business

1/ Tony and Daorcey note that there continues to be a sporadic problem with letting in visitors through the front door by pressing “9” on the telephone. Tony suggests it may be a short in the system. **Barry directed to have Simplex Grinnell review the problem and provide a solution.**

2/ Tony asked the Board for clarification on the quality of electrical/wiring standards in the building with concern that the electrical system may not be to code. Barry responded that the current system does meet electrical standards.

The meeting adjourned at 7:45pmThe next meeting of the Board of Directors is scheduled for 7pm on Thursday, February 15, 2007 in unit #703.