

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
15 February 2007**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Krista Robertson #704 (arrived at 7:25 p.m.)
Jennifer Medlock #305
Tony Grimes #406 (alternate)
Daorcey Le Bray #102
Barry Meckleberg, Property Manager, Consolidated Real Estate Services

Absent:

Barb Bentley #306
Veronika Erceg #604

Call to Order/Quorum Established

Chair Gerald called the meeting to order at 7:10 p.m. Quorum was established with five of seven directors in attendance.

Moved by Jennifer, seconded by Daorcey that Tony be appointed as director following the resignation of Chris Murray: carried.

Management/Financial Report

Barry reported that recent water leaks and line breaks have caused the greatest expenses over the past period and that the corporation remains in a fairly solid financial position. Gerald questioned the budget deficit apparent in the year-to-date of approximately \$12,000, which Barry said stemmed largely from the recent plumbing repairs. There was some discussion by the Board about the need to adjust the budget for the next year to better reflect future plumbing expenses.

Barry warned that we may see a significant expense in natural gas in the near future due to recent cold spells. He noted a discrepancy in accounts receivable due to a few unpaid receivables that are expected to be resolved shortly.

Barry notes that suite #504 formally objected to paying the tenant security deposit as the suite is not really a rental property, but is occupied by family.

Moved by Krista, seconded by Jennifer that suite #504 be recognized as not a true rental suite since it is occupied by family and, therefore, the corporation does not require a security deposit from the owners: carried.

Old Business:

1/ Directors raised that the lobby door buzzer/opening mechanism is continuing to fail sporadically. **Barry directed to have Simplex Grinnell come by to attempt to fix again.**

- 2/ Aadelard Plumbing and Heating checked on a rooftop vent that had been identified earlier as not working, but they report that it is working well.
- 3/ Barry reported the above-ground parkade gate was held open by snow during recent snowfalls but that this buildup has been removed and the problem fixed.
- 4/ Gerald reviewed a list of jobs to be completed by handyman Josef Sponiar and noted Josef will be available in the coming month to devote time to the building to complete that list of jobs.
- 5/ Gerald brought forward the idea of having remote openers for the underground parkade car door. Discussion ensued. Moved by Jennifer, seconded by Krista to install a remote opener for the underground parkade car door based on a quote received earlier from Creative Door: carried.
- 6/ Gerald provided further detail on previously-discussed proposal for a new patio door for suite #703 to keep out rain water. Moved by Tony, seconded by Krista that this project be approved as per an estimate of \$1,000 - \$1,200: carried.
- 7/ Gerald noted that some non-residents are renting underground parking stalls. The Board did not move to enforce—for now—the Bylaw prohibiting stall rental to non residents.

New Business

- 1/ The Board recently received the first draft Reserve Fund Study report from Morrison Hershfield Engineers, as well as an estimate for further review of areas of concern for repairs and specifications for repairs. Moved by Dorcey, seconded by Tony that the Board receive both documents and review for study: carried.
- 2/ The Board received a quote from Deville Landscaping for summer landscaping services. Moved by Tony, seconded by Krista that the Board direct Barry to ask Outco if they will continue to supply landscaping services for \$350/month or less. Otherwise, the Board will accept the quote from Deville Landscaping.
- 3/ The Board discussed options for enforcing the loading zone parking restriction rules. There was agreement to continue enforcing as is currently done.

The meeting adjourned at 9:03 p.m. The next meeting of the Board of Directors is scheduled for 7pm on Thursday, March 15, 2007 in suite #703.