

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
19 April 2007**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Daorcey Le Bray #102
Tony Grimes #406
Krista Robertson #704 (7:45 p.m.)
Barry Meckelberg, Property Manager, Consolidated Real Estate Services

Absent: Jennifer Medlock #305, Veronika Erceg #604, Barb Bentley #306

Call to Order/Quorum Established

Chair Gerald called the meeting to order at 7:23 p.m. Quorum was established.

Management Report

1/ Barry presented a draft budget for 2007-2008, including the contribution schedule. Some discussion on minor changes to the budget followed, including:

- All expenditure amounts be rounded to the nearest \$100 (discussed at previous Board meeting)
- The total budget to be \$167,000
- Contribution to reserve to be \$45,000
- Addition of a "contingency" spending line item, funded with \$3,000

With these changes, the Board adopted the budget.

2/ Barry reports a positive operating funds situation. There was discussion on deposits for suite rented out, and one misunderstanding regarding a deposit. 'Board is comfortable that this is resolved.

Old Business:

1/ The parkade door remote-opener system will be installed within the next month. Remotes will be distributed and then the opener system will be installed to ensure that no one is unable to enter once the system is online.

2/ The Board had requested project work to be completed by Aadelard Plumbing and Heating (notably: flushing of sewage pipes) and Barry is moving this along. The Board was assured that this will be done soon.

3/ Gerald reviewed the progress of projects given to Josef Sponiar. Josef has been working at the Darlington Arms regularly over the past month.

New Business

1/ The Board received the final version of the Reserve Fund Study from Morrison Hershfield Engineering. Moved by Tony, seconded by Krista that Gerald be directed to annotate the report and provide a funding Plan, to be considered at the next Board meeting: carried.

2/ A fire alarm inspection was recently completed for the building and we were put on notice that replacement parts for an enunciator panel will become increasingly difficult to find. Moved by Tony, seconded by Daorcey that Barry contact the city fire marshal to identify fire alarm deficiencies and required upgrades: carried.

3/ Gerald noted that the rear surface lot and parkade cleaning is due. He requested that cleaning be done by hand (not machine) for a reasonable price. **Barry is to identify and hire a contractor.**

4/ Barb Bentley, #306, has resigned her position on Board. There is a standing invitation from the Board for a new Director.

The meeting adjourned at 8:30 p.m. The next meeting of the Board of Directors is scheduled for 7pm on Thursday 17 May 2007 in suite #703.