

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
17 May 2007**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Daorcey Le Bray #102
Tony Grimes #406
Jennifer Medlock #305
Veronika Erceg #604
David Kelly #405

Absent:

Krista Robertson #704
Barry Meckelberg, Property Manager, Consolidated Real Estate Services

Call to Order/Quorum Established

Chair Gerald called the meeting to order at 7:10 p.m. Quorum was established.

Appointment of Directors

Moved by Tony, seconded by Jennifer that David Kelly be appointed to the board to fill the vacancy left by resigned Director Barb Bentley: carried.

Moved by Veronika, seconded by Daorcey that Tony Grimes be appointed to the position of Treasurer for the remainder of this Board's term: carried.

Management Report

In Barry's absence, the Board reviewed the management report and financials distributed by e-mail.

Old Business:

1/ The parking garage remote opener had been installed, but the remote controls had yet to be distributed. The removal of the old "button key" opener at the top of the driveway is scheduled for removal after all owners with indoor stalls have received their openers.

2/ The Board discussed how the intercom continues to fail sporadically. Gerald to work with Barry to contact the appropriate contractor to get this fixed once and for all.

3/ Recent plumbing includes a backup prevention valve installed under suite #102. Aadelard Plumbing and Heating reports that our sanitary sewer main was filmed and appear to be clear. We received a DVD of the filming. A nitrate test kit for the boiler room was ordered and is coming. Related to plumbing, **the Board requests that Gerald pursue a sanitary piping flush estimate from Aadelard.**

4/ Garage and surface driveway/lot cleaning was ordered and completed. Gerald reports that this was poorly done but done nonetheless.

5/ Gerald reviewed the progress of projects given to Josef Sponiar. Josef has continued his work at the Darlington Arms regularly over the past month. Many of his projects were motivated by the draft Reserve Fund Study.

New Business

1/ The Board discussed the option of installing emergency lights and battery packs in both stairwells. Moved by Tony, seconded by David that Joseph Sponiar be contracted at his hourly rate to install battery pack emergency lighting in both stairwells, one every second floor, with a spotlight on each pointed upstairs and downstairs: carried.

2/ The Board received a quote from Sprouse Fire and Safety of \$13,800 (GST included) to upgrade building's fire alarm system and panel, including certification by an electrical engineer. Moved by Jennifer, seconded by Tony that the Board accept the quote as presented and have Sprouse complete the upgrade: carried.

3/ The Board discussed the need to "sealcoat" the asphalt of the rear parking lot—a recommendation from the Reserve Fund Study Report. Moved by Daorcey, seconded by Veronika that a tar overlay be placed on the surface paved parking lot and driveway for an approximate cost of \$2,000: carried.

4/ The Board discussed, at length, the proposed Reserve Fund Plan presented by Gerald and the Reserve Fund Report by Morrison Hershfield Engineers. Moved by Daorcey, seconded by Jennifer that Gerald is asked to make factual notations in the final version of the MH report, *and* that Tony be asked to prepare a spreadsheet projection based on the Reserve Fund Report, the Gerald's draft Plan. Factual notations and spreadsheet projection will be considered for adoption by the Board in June: carried.

5/ The Board discussed the letter received from the management company, dated May 8, 2007. Discussion included the level of service received from CRESI over the past half year. Opinions were exchanged. Moved by Tony, seconded by Daorcey that the Board draw up formal expectations for CRESI and formally ask if these service expectations can be met within our current contract: carried.

Moved by Tony, seconded by David that David meet with CRESI and ask whether the company can provide an improved level of service within our current contract *and* whether CRESI remains interested in serving the Darlington Arms Condos.

The meeting adjourned at 10:00 p.m. The next meeting of the Board of Directors is scheduled for 7pm on Thursday 21 June 2007 in suite #703.