

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
21 June 2007**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Daorcey Le Bray #102
Tony Grimes #406
David Kelly #405
Krista Robertson #704

Absent:

Jennifer Medlock #305 (arrived just after 7:30 p.m.)
Veronika Erceg #604
Barry Meckelberg, Property Manager, Consolidated Real Estate Services (with notice)

Call to Order/Quorum Established

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

Management Report

In Barry's absence, the Gerald reviewed the management report and financials distributed by e-mail. Actions of note in the recent period:

- Enmax engineering team booked to take a serious look at the sporadic lights flickering in the building.
- The new fire alarm system has been installed.
- Elevator cab to be updated with a key switch as back-up for the existing key fob control. The key fob system will be repaired/replaced shortly.
- Three lockers and expansion of a fourth is complete in the west storage area. Once the board knows the cost for each, Gerald will offer them to those who expressed interest: #501, #306, #601 and #706.
- All but one of the new parkade remotes have been distributed. Owners requesting a second remote must do so in writing to the Board.
- Rear parking lot sealcoating is scheduled for July. Cleaning will be done prior to the seal coating.

The Board discussed concern that operating spending and reserve spending is combined in our financial reports. Moved by David, seconded by Tony that the two spending items be separated into Operating Expense and Reserve Expense and that the former be compared to the annual budget: carried. **Barry to make this change to financial reporting.**

Old Business:

1/ The Reserve Fund Study Report and Plan were discussed by the Board. Gerald and Tony presented their Plans and Gerald presented the Morrison Hershfield Report with notations.

Moved by Krista, seconded by Tony that the reserve Fund Report of February 2007 prepared by Morrison Hershfield, including the notations made therein by Board Chair Gerald Rotering, be adopted and made available to all owners and prospective purchasers through the Condo's website: carried.

Moved by Daorcey, seconded by Tony that the Reserve Fund Plan as drafted by Board Chair Gerald be adopted as the "Reserve Fund Plan" of the Darlington Arms Condominium Corporation through to the end of 2011. Further, that the Plan be made available as the lead-in to the Morrison Hershfield report on the Condo's website AND be distributed to all owners: carried.

2/ The Board once again discussed the existing management contract with a report from David on his meeting with CRESI. The Board opted to table the question of the contract for discussion at a later date.

New Business

1/ Daorcey noted that the rose garden near the patio of suite #102 causes dirt and water to be washed onto the adjacent patio and into the suite.

Moved by Daorcey, seconded by Tony that a landscaper/gardener be contracted for no more than \$500 to lower the dirt around the rose bushes, lay down landscaping tarp and cover with landscaping mulch/bark: Carried.

Barry to hire appropriate contractor.

The meeting adjourned at 9:45 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, June 19, 2007 in suite #703.