

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
16 August 2007**

Held at #703, Darlington Arms Condos

Attendance

Gerald Rotering, #703
Daorcey Le Bray #102
David Kelly #405
Tony Grimes #406
Barry Meckelberg, Consolidated Real Estate Services

Absent:

Erik Ross #301
Veronika Erceg #604
Krista Robertson #704

Call to Order/Quorum Established

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

Financial and Management Report

1/ Barry presented a comparison of revenue and expense for our coin-op laundry machines. Revenue during the 2006-7 budget year was \$840.75, while the Phelps contract for the machines cost \$760.26, for net revenue of \$80. Those numbers, though, don't track the cost of water, heating laundry water, and electricity for the dryer, none of which we can separate from our building's other expenses. The consensus was that the service is running at a loss, but the option to remove the coin-op laundry was put aside for now.

2/ The Board had asked that reserve-fund spending and operational spending be separated in the financial statements. Barry explained that these are separated in the detailed statement but that they are combined in the financial summary.

3/ There was some discussion over bills for garbage collection and lobby mat rental that had not been paid by CRESI resulting in service disruptions to the building. All bills have now been paid and there appears to be no clear explanation for why bills were not paid.

Old Business:

1/ Gerald reported that the corporation has been paid by suite owners who have leased two of three newly-created lockers. One locker remains unsold. Gerald will ask owners who don't have a locker if they want to lease the last available storage locker.

2/ Creative Door Services has not yet fixed the east side parkade door as requested. **Barry to follow up with the contractor.**

3/ The elevator continues to intermittently go to the wrong floor. **Barry to follow up with All Tech Elevator Services.**

4/ Barry presented the elevator safety-inspection report, which indicates no outstanding issues.

5/ Gerald updated the Board that the high-security lock unification of all utility areas (which was approved by the Board via e-mail) will cost approximately \$1,500. No objection was voiced, so Gerald will proceed.

6/ The Board reviewed that the west-side landscaping required two rose bushes to be moved, both of which promptly died. We discussed further landscaping needs. **Barry to ask the landscaper to weed and tidy the rose garden.**

7/ Barry reports that he has mailed the Reserve Fund Plan to all off-site owners.

8/ Titan Roofing has attended to inspect our roof and we await their report.

9/ CRESI has pursued a contractor to power flush our sanitary sewer main, but calls have not been returned.

10/ CRESI has received no response from an engineer for construction specifications for new concrete paving of the east-side driveway, plus installation of rock-pit drainage. The elevation survey plan has been done.

New Business

1/ The Board discussed the odour in the garbage room and from the chute. Barry suggests replacing the bin with a clean one, or cleaning the chute to address. 'No action taken.

2/ The Board agreed to buy flowers for a gravely ill building resident; Gerald will do.

3/ The Board discussed the usual summer boom in retail activity on 14th avenue.

Moved by Tony, seconded by Daorcey: that Gerald contact Telus and request the removal of the phone booths on Fourth street at 14th Avenue to discourage crime. Carried.

Moved by Gerald, seconded by Tony: that Tony pursue feasibility and cost of a webcam positioned for an outside view of 14th Avenue to deter crime. Carried.

The meeting adjourned at 8:35 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, September 20, 2007 in suite #703.