

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
18 October 2007**

Held in Lobby following the Annual General Meeting

Attendance

Gerald Rotering, #703
David Kelly, #405
Tony Grimes, #406
Krista Robertson, #704
Erik Ross, #301
Berry, Meckelberg, Consolidated Real Estate Services
Lori Pinter, Consolidated Real Estate Services

No one absent

Table officers for 2007-2008 year

Gerald Rotering, #703 nominated as Chair.
Erik Ross, #301 nominated as Vice Chair.
Tony Grimes, #406 nominated as Treasurer.
Krista Robertson, #704 nominated as Secretary.
Moved by Tony, seconded by Erik that the officers serve as nominated. Carried.

Old Business:

- *The 16 August 2007 meeting had resolved that Tony pursue feasibility and cost of a web cam positioned for a view of 14th Ave to discourage crime. Tony to follow-up.
- *Titan roofing has inspected our roof. 'Waiting for a report.
- *\$268.18 paid in error to Creative Door has been reimbursed.

New Business:

- *Addition CCTV cameras have been placed around the building. Gerald incurred expenses for the used cameras of \$50 and the mounting brackets of \$153.70. Gerald requests to be reimbursed for the amount of \$203.70.
Moved by Krista, seconded by Tony that Gerald be reimbursed. Carried.
- *Gerald has a quote of \$900 to remove a portion of the concrete wall on the NE corner of the property, as it provides cover for unwanted activities.
No motion was made. Gerald commented that we can consider this again next summer.

*A new hard drive is needed for the DVR that records four of our CCTV cameras.
Moved by Tony, seconded by Erik that Tony spend up to \$200 for a new hard drive for the DVR.
Carried.

*Aadalard Plumbing quoted \$1,000 or less to install two or four (as practical) balancing valves on the hot water recirculation lines to prevent wear. No motion was made, with Directors indicating more information is needed to decide whether this is necessary or would prevent copper line erosion.

*All-Kind doors has not yet been contracted to maintain the surface-parking swing gate, the man door and the garage's overhead car door. 'New Property Manager Lori to follow up with All Kind.

*The combination for the trades lock box should be changed. 'Barry to do.

Meeting adjourned at 21:10. The next meeting of the Board of Directors is scheduled for 19:00 on Thursday, November 15, 2007 at suite #703.

DARLINGTON ARMS CONDOMINIUM

Condominium Corporation No. 9811439

September 2007 Management Report

Cash on Hand: \$ 6,482.

Accounts Receivable: \$ 496.

Reserve Fund Total: \$ 79,016. **Cash:** \$ 79,016.

FINANCIAL RESULTS;

Current Month:

| | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> |
|----------------------------|-----------------|---------------|-----------------|
| Total Revenue | \$ 13,980 | \$ 13,916 | \$ 63 |
| Operating Expenses | \$ 10,398 | \$ 13,483 | \$ 3,084 |
| Surplus / (Deficit) | \$ 3,581 | \$ 433 | \$ 3,148 |

Year to Date:

| | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> |
|----------------------------|-------------------|-----------------|-------------------|
| Total Revenue | \$ 41,837 | \$ 41,749 | \$ 87 |
| Operating Expenses | \$ 44,399 | \$ 40,650 | (\$ 3,749) |
| Surplus / (Deficit) | (\$ 2,562) | \$ 1,099 | (\$ 3,662) |

Particulars

| | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> | |
|---------------|---------------|---------------|-----------------|----------------------------|
| R & M General | \$ 1,940 | \$ 416 | (\$ 1,523) | Security locks changes, |
| Fire Alarm | \$ 535 | \$ 200 | (\$ 335) | Lock up on Security System |

Property Update

AGM this week, see you in the lobby Thursday.

Consolidated Real Estate Services Inc.

Barry Meckelberg, ARM® ACM
Property Manager