

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
17 July 2008
Held at #703, Darlington Arms Condos**

Attendance

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

Call to Order

Chair Gerald called the meeting to order at 8:10 p.m.

Financial and Management Report

- Current Cash on hand: \$6,154.
- Reserve Fund: \$96,699 with budgeted monthly contributions being made.
- Lori to check into grass/lawn care with Devell's. Darlington has not yet received a bill for 2008.

Old Business

- Central Roofing to do the roof work between the roof-top patios on July 23 or 28.
- Natural Gas bills: year end \$4,438 over budget. The 2008 budget has been increased accordingly for this item. There is a contract in place for rate, but the usage increased.
- Erik mentioned that the dryer in laundry room still not working. **Lori** to contact Phelps.

Carpet project completion:

- CDL completed laying carpet on the main floor. Replacement of trim strips at doors of #701, 702 and 503 needs to be completed, as well as first floor.
- Erik to advise CRESI when payment of \$16,572.38 can be made to CDL following completion of all work. **MOVED** by David, **SECONDED** by Tony. **CARRIED**.
- CDL made two or three mats for the elevator cab to cover cracked tiles, create consistency, and reduce the number of mats required from Canadian Linen, reducing cost. **Lori** to contact Canadian Linen to reduce monthly order of mats by one for the elevator.

New Business

- The Board discussed lawn care (\$500 to \$600 annual current cost) and the suggestion that volunteers take over cutting of grass with the purchase of a lawn mower. No motion forthcoming to change.
- Discussion was held regarding the energy (in)efficiency of the building. **Tony** to look into an energy audit for the building for potential cost savings.

- Roof ventilators for bathrooms likely draw a lot of heat from the building. To compare cost differences from 2007 – 2008 in natural gas, the ventilator fans will be turned off for the month of February. MOVED by Krista, SECONDED by Erik and CARRIED.
- Aaron Labovich has been working on replacing window weather stripping, cleaning and fixing any minor problems i.e. pins which have fallen out, etc. in suites 301, 405, 406, 701, 704, 706, the bike room and the laundry room, as well as cleaning only of the lobby windows. The cost thus far is as follows: \$51.75 in labour at \$23/hour to complete for a subtotal of \$724.50. **Lori** to pay Aaron that amount owing of \$724.50. Board will discuss if/when all windows in building are to be done or if test period should be granted.
- Gerald Rotering has requested he be paid for the labour for the 17 windows in 5 suites completed previous to the hiring of Aaron, in addition to the materials at a cost of \$84.86. The cost to have the windows done by Aaron Labovich would have been \$51.75 per window x 17 windows = \$879.75. Following discussion, Gerald is to be reimbursed 50% of the total cost stated \$879.75 in keeping with previous 50% reimbursement for window replacement. MOVED by Tony, SECONDED by Krista. CARRIED.

Other items

- A suite has been advised of the bike room on the main floor for bike storage. The bikes have been removed from the balcony in accordance with our bylaws.
- A suite's access issue has been addressed with regrets expressed to the owner.
- **Lori** to call a suite owner to inform that the loading zone is to be used for 20 minutes or attending service/contractor vehicles only. MOVED by Erik, SECONDED by Tony. CARRIED.

The meeting adjourned at 9:20 p.m. The next meeting of the Board of Directors is tentatively scheduled for 7 p.m. on Thursday, August 21, 2008 providing quorum can be established.