

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

**Attendance**

Gerald Rotering, #703  
Erik Ross, #701  
Tony Grimes, #406  
Lori Pinter, Property Manager, Consolidated Real Estate Services

**Financial standing**

- Net cash on hand: about \$11,000.
- Reserve Fund: about \$86,500 after hallways re-carpeting bill paid, and with budgeted monthly contributions being made.

**Old Business**

- Central Roofing has not yet done the \$5,000 re-roofing of the area between roof decks on the building's south-end lower roof. Lori will pursue the firm towards completion this year.
- Devell's Lawn Care contract for snow clearing was considered, but Directors expressed concern that it does not include ice-melting material, nor address the garage ramp or the rear parking driveway and the need to keep the swing-arm gate clear of snow. Lori will see if other contractors are also interested in serving our building.
- The hallways carpeting project still need some final touches to complete. CDL Carpets is to return to complete thresholds to suites at the lobby level, plus at suites 503, 701 and 703. One elevator mat has been laid in the cab, and a spare is in storage.
- A water leak from a toilet "elbow" below #704 caused minor ceiling damage in #604. The Board agreed that this was a common-property incident, as no suite owner neglected maintenance. Aadelard Plumbing has repaired the pipe, and contractor Josef Sponiar will repair #604's bathroom ceiling and install a 14' X 14' access panel.
- Contractor Josef Sponiar plans to spend time at our building later this fall, as he has a list of Board-authorized projects including: \*Ceiling repairs in #604, \*Stairwells and hallways new backup lighting system with battery packs, and upgraded hallways lighting. \*Exterior window washing. \*Minor brick repairs on the exterior first floor walls, east side. \*Rust removal and painting of east-side fencing and car swing gate. \*Insulation of basement-level hot-water piping.
- Gerald reported that he'll meet next week with lawyer Richard John towards preparation of new bylaws. These will take advantage of new corporate powers offered by the Condo Act of 2000, and are to incorporate our House Rules, such as the one banning dogs. As well, the Board wants the bylaws to include the schedules of leased and assigned common property, so non-titled parking stalls and non-titled lockers will be permanently (or as permanently as possible) assigned to suites that use them.

- Gerald reported that he's again trimmed trees up and down the block and 'round back where neighbouring maples grow through our parking lot fencing.
- Directors discussed the gardening done by Joyce, noting and appreciating that she's incurring personal cost to extend our plantings.

### **New Business**

- The photo-cell switch that turns exterior lighting off each morning failed, so Viking Electric was called to replace that device.
- The audited financial statement has been prepared and edited by Gerald, so the accountant can prepare final copies for distribution prior to the 2008 annual meeting.
- Odors from the garbage bin prompted Directors to ask Lori if she'll arrange to have the bin replaced with a clean one twice a year, even if there's a charge for that service.
- Our annual general meeting is due, so Erik MOVED and Tony SECONDED: That the Darlington Arms Condominiums annual general meeting for 2008 be held at 7 p.m. on Thursday October 16 in the lobby, with Manager Lori asked to send notice to all owners, and that the notice package is to include the final version of the 2007-08 audited financial statements; CARRIED.
- A resident had called Lori expressing concern that another resident is displaying a federal election campaign sign on the balcony. Directors discussed federal and provincial laws that guarantee people's rights to participate in elections, to be enumerated and even to be canvassed at home by authorized representatives and candidates for political parties during campaigns. Tony MOVED and Erik SECONDED that it be out building's policy that election signs in windows or on balconies be permitted during federal, provincial and civic election campaigns only; CARRIED.

The meeting adjourned at 8:45 p.m. The next meeting of the new Board of Directors is planned for immediately after the AGM on October 16, 2008.