

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

Attendance:

Gerald Rotering, #703
Barb Bentley, #306
Lindsey Sochaski #305
David Kelly, #405
Tony Grimes, #406
Lori Pinter, Property Manager, Consolidated Real Estate Services

Call to Order:

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

Selection of table officers:

Chair of the Board	-Gerald Rotering
Vice Chair	-Tony Grimes
Treasurer	-Bard Bentley
Secretary	-David Kelly

MOVED by Lindsey, SECONDED by Tony; CARRIED.

Old items brought forward by Gerald:

- Roofing work by Josef looks great and is satisfactory.
- Emergency lighting consulting was successful. The building's emergency lighting is deemed satisfactory.
- Carpet laying was completed by Josef.
- Canadian Linen's bill mailing was reviewed.
- Ceiling/vent duct repair to #604's bathroom done by Gerald.
- Window repairs to #505 by Gerald and payment for that work approved.
- Agree to take money from reserve fund (\$2,650) for work by Josef. MOVED by Tony, SECONDED by David; CARRIED.

Manager's report and financials:

- Received Lori's financials for September and October's transactions and balances.
- Credit will be paid to Joyce for ~ \$600 (over-contribution to monthly condo fees).

New Business:

- Ice melt shall be provided by Lori and de-icing shall be done by volunteers as needed for front walkway outside the north side of building (slippery pedestrian areas).
- Recycling collection bins for our building were discussed. No motion at this time, but this issue may be re-visited at a later date or future board meeting.

- Pigeons were found nesting on the balcony of #502; the nest has been destroyed and a fake owl has been placed on the balcony to alleviate this problem. Gerald purchased the fake model owl out of petty cash for \$22.
- Proposed new bylaws were discussed and shall be recommended to owners. To adopt these new building bylaws, a 75% majority vote is required. Gerald has offered to spend some time on this matter for \$23 per hour (copying/distributing to owners/obtaining signed voting forms). MOVED by Tony, SECONDED by Lindsey; CARRIED.
- The board discussed budgeting for any “on-site” work/services performed by Directors (\$200/month). Allow those who perform work to obtain Manager’s approval and bill the hours for \$23 per hour. MOVED by Barb, SECONDED by Lindsey; CARRIED.

The meeting adjourned at 8:25 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, December 18, 2008, to be held at #406.