

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
19 February 2009
Held at #703, Darlington Arms Condos**

Attendance:

Gerald Rotering, #703

Krista Read, #704

Lindsey Sochaski #305

Erik Ross, #701

Tony Grimes, #406

David Kelly, #405

Barb Bently, #306, and Lori Pinter, Property Manager, Consolidated Real Estate Services

Call to Order:

Chair Gerald called the meeting to order at 7:05 p.m.

Old items brought forward from previous meeting(s):

- Voting has been completed and the building's new Bylaws have been adopted. Gerald spent time facilitating this process and will be reimbursed accordingly.
- Tony has donated a new 14" TV to replace the old front door security monitor. However, the new TV monitor does not fit in the existing bracket that holds the existing TV monitor in place. A new bracket may need to be purchased and installed. Tony will look into this. Also, the front-door video still does not appear on TV channels in suites via analog or digital cable. Tony has contacted Shaw Cable and was told that it is not their issue. Tony has agreed to contact Ken of Certified Alarms which installed the security/monitoring system to correct the problem.

Manager's report and financials:

- Received Lori's financials for December and January.
- Current cash on hand: \$11,448.
- Reserve Fund: \$120,978.

New Business:

- It was proposed that the board attempt negotiate an hourly contract with Aadelard Plumbing for plumbing repair/maintenance work. This option is being analyzed and will be brought up again at next month's meeting. MOVED by Erik, SECONDED by David; CARRIED.
- Gerald recommended the adoption of the building's GUIDEBOOK updated fourth edition and distribute it to all owners. MOVED by David, SECONDED by Barb; CARRIED.
- The building's exhaust fans will be turned back on effective March 1, 2009. An idea of having fans installed in every individual suite's bathrooms was brought up in the meeting as an option to improve ventilation in the building while saving energy costs from lost heat that the building's ventilation fans currently remove from the building's circulated air. This idea will may be re-visited.
- The Board discussed the swing gate for the surface parking lot. There is a manual release to allow the gate to be opened, even if the power is off or the powered gate operator is out of service. It was agreed to make the release unreachable from outside the fenced area, and Gerald will consult Josef on that.

- The swing gate has also been known to swing back towards vehicles after it has opened. Lori will talk to All Kind Doors about how to prevent the gate from bouncing back towards the closed position once the gate has been opened. A tenant has notified us that she intends to claim for damage to her car by the swing gate. We've asked her to provide more detail about the incident, as well as a repair estimate from a certified shop. After receiving this information, the board may agree to reimburse the repair expense.
- Gerald has bought some water-proof plumbing repair tape which can be used to "temporarily" patch any leaks in the building's pipes. Gerald will be in possession of this tape for now. It is called "Magic Wrap" and was bought for ~ \$15 at Woseley on 10th Avenue SW (downtown).
- ATCO Gas has asked to relocate the building's gas meter to the outside of the building (east side) from the boiler room. The board has agreed to have ATCO proceed with this work. MOVED by Tony, SECONDED by Lindsey; CARRIED.
- Gerald raised the reliability of our backup lighting generator, suggesting it should be shielded against cold air in the boiler room, so that it starts quickly in winter. David will consult with Josef on this. One option is to have a redundant system of some battery-pack lighting inside the stairwells on every second floor. David suggested that we could also replace the generator with an uninterruptible power supply (battery bank) system. The board can decide on a course of action after these options are evaluated based on reliability and cost. David will look into, and report back.

The meeting adjourned at 8:40 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, March 19, 2009, to be held at #703.