

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

Attendance:

Gerald Rotering of 703, Erik Ross of 701, Tony Grimes of 406, David Kelly of 405, Russ Kuksin of 404, Barb Bentley of 306.

Call to Order:

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

Old items brought forward from previous meeting(s):

- The building's security surveillance system is still down. Erik and/or will continue to look into a replacement.
- Gerald reviewed work by contractor Josef Sponiar and listed maintenance projects planned for the fall.

Manager's report and financials:

- Cash on hand: \$10,100 with virtually no condo contribution arrears and operations in the black.
- Reserve Fund: \$135,500 and growing with \$3,862.50 going in each month. During the fiscal year ended June 30/09 we spent \$8,949 from Reserve on window weather strip replacement, roof maintenance, and garage door replacement.

New Business:

- Erik offered to stencil a "20 minutes max" sign on Atco's new steel barrier in the east-side loading zone.
- Tony told of plans to create a "wiki" site linked to our building's web site. The wiki site will be a user-friendly information source and will allow owners to update the information as needed.
- The board agreed to have Josef install ventilation fans on the roof for suites 701 and 702 (if the owner of 702 is in agreement). MOVED by Tony, SECONDED by Barb; CARRIED.
- The board agreed to accept a new five-year service contract with ThyssenKrupp Elevators at \$285/month. This price does not include weekend, holiday, or any after-hour servicing. MOVED by Tony, SECONDED by Russ; CARRIED.
- The board will soon discuss a timeline for elevator equipment modernization. This includes replacing the motor, switching controls, and leveling system at an estimated cost of \$125,000. David will call Calvin Grant of ThyssenKrupp and report back to the Board about how long the work would take, scheduling the work, and how long the upgrades might take (duration of service outage) if we run the old equipment until it breaks down.
- A mouse has been spotted, so several Directors will set out traps and Barb offered to put a small poison packet in the garbage room.

The meeting adjourned at 8:40 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, August 20, 2009, to be held at #703.