

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

Attendance:

Gerald Rotering of 703, Erik Ross of 701, Tony Grimes of 406, 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:

- Tony is working with a security firm to install a new digital video recorder and new cameras as needed to make our front-door image appear again, both at the front door and on our TVs via Shaw cable. He may also arrange the image to be available over the internet and via our building's web site.

Manager's report and financials:

- Cash on hand: \$15,000 with no condo contribution arrears and operations in the black. This balance does not reflect about \$5,000 in recent spending (see list below). Reserve Fund: \$142,000 and growing.

Gerald's report on activities:

- The elevator cab's security controller stopped working last week so Gerald had Integra Security attend and "reboot" it.
- Powered ventilator fans have been installed on the roof for suites 701 and 702. Gerald will consult with Excelair about reducing their speed to make them quieter. An existing roof-top ventilator fan had its motor replaced by Excelair and is operating quietly.
- Gerald has asked Waste Management's office to switch our bin for one with larger wheels that will be easier (and quieter) to roll out to the street for emptying by the refuse truck.
- The garage overhead door has been repaired after losing a roller, and brackets were re-mounted, allowing the door to retract fully against the ceiling, giving cars more overhead clearance. The worker for All Kind Doors also cut into the door two ventilation grills. The door timing is now 10 seconds.
- Gasonics Instruments attended, so the garage "sniffer" is now turning the blower fan on only when it detects noxious gas.
- ADT attended to replace the backup battery in our fire alarm's auto-dialer.
- Three outdoor lighting bulbs were replaced, restoring our property's bright lighting. Gerald also had the electrician confirm that all outdoor and garage car plugs are working. He also had an electrical plug installed in the north storage area to facilitate vacuuming.
- Our rental-mat service has been terminated and Canadian Linen has returned the building key. Gerald has placed all the purchased mats at the front door and in the lobby; 'looks good.
- The ordered bike rack has arrived and is waiting for Josef to attend to install it in the east-side front-door alcove.
- The abandoned mirrored slider doors have been removed from the second floor hallway.

The meeting adjourned at 8 p.m. The next meeting of the corporation will be the annual general meeting to be held in the lobby at 7 p.m. on Thursday, October 15, 2009.