

Minutes of the Board Meeting
Darlington Arms Condominium Corporation
20 May 2010
Held at #703, Darlington Arms Condos

Attendance:

Gerald Rotering of 703, Tony Grimes of 406, David Kelly of 405, Veronika Erceg of 604, Russ Kuksin of 404. Director Erik Ross couldn't make this meeting. Greg Greekas was introduced as the new owner of suite 501, invited to the meeting by the Chair, and willing to join our Board.

Call to Order:

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

Note:

- No Board meeting was held during April, although a few Directors gathered to chat.

Manager's report and financials:

- Cash on hand: \$3,091, with \$2,158 in deficit for the operating year-to-date at April 30, 2010 (due to payment for insurance). We may meet budget by the end of our operating year on June 30.
- Reserve Fund balance: \$168,625.

New Business:

- Russ reported on the front-door release becoming stuck in the unlocked position, apparently caused by two touches of a fob key to the reader. To reset this requires two touches again to the reader.
- The board accepted the resignation of Director Steve Ross, who has moved, and appointed Greg Greekas as a new Director. MOVED by Tony, SECONDED by Veronika; CARRIED.
- Gerald reported an incident of a man trying to climb up to a second-floor suite.
- Gerald reported about a noise dispute between two building residents.
- The board decided to have Aadalard Plumbing estimate the cost of the replacement of the building's re-circ system riser and immediate connections. MOVED by Veronika, SECONDED by Russ; CARRIED. Gerald is to pursue that quote.
- The board resolved to ask Russ to spend up to \$600 for the purchase of a laptop computer for condo corporation ownership and use for key-fob programming and to hold the keys database. MOVED by Russ, SECONDED by Tony; CARRIED.
- It was agreed that at 2010 year's end Russ will disable "fob" keys that have not been used during the year and Gerald is to give notice to owners via a newsletter that seldom-used fob keys should be used at least once so that they are recorded as being active. Russ will read and record the usage data. Tony will give Russ the non-operating key fobs that he has, allowing Russ to re-activate them and giving us spares.
- Gerald reviewed that hot-air dryers not vented to the building's exterior would not be permitted today, so we should encourage owners to replace tired laundry equipment with the type that dries by condensation. At the same time, we should encourage installation of all-in-one machines that not only need no venting, but take less space, allowing for more storage and for easy access to shutoff taps.

The meeting adjourned at 8:45 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, June 17, 2010 at suite 703.