

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

Attendance:

Gerald Rotering of 703, Veronika Erceg of 604, Russ Kuksin of 404.

Call to Order:

Gerald called the meeting to order at 7:15 p.m.

Stampede activities prevented a quorum (four) from attending, so the three Directors just reviewed a few things:

* Replacement of the hot-water recirculation line with the addition of flow-control valves is complete in suites 601, 603, and the sixth-floor hallway, including refinishing of walls and creation of easy access in ceilings. Payment for the plumbing expense and Josef Sponiar's work will be from the Reserve Fund.

* Josef has completed several other small projects in the building: Filling and painting of lobby walls in preparation of hanging of new pictures, securing of the new lobby furniture, patching grout in the elevator car tile floor, clearing the rear parking lot drains, creating a shock absorber for the parking swing gate, insulation of the backup generator so it will start easily in cold weather, patching of holes in the bricks near the front door, and adding 600 kilos of gravel to better cover both levels of our roof.

Josef still has these projects on his list: Install a black bar in the east alcove near the front entry where Realtor boxes will hang so they'll leave the bike rack free and be less visible, replace one damaged brick in the east-side wall, seal a tiny leak into the garage from the parking lot above at the building's back margin, insulate several hot-water lines in the lower lobby, install grease-application points to the swing-gate hinges and lubricate them, paint east-side fencing, bullards, and the swing gate and weld a few spots on the swing gate. Painting of all balcony railings is a larger project that may be done in the fall.

* Gerald has completed updating the building's Guidebook and e-mailed the booklet to Directors. If acceptable, this should be adopted at the August 19 meeting.

The meeting adjourned at 8:15 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, August 19, 2010, likely at suite 701.