

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

Attendance:

Gerald Rotering of 703, David Kelly of 405, Veronika Erceg of 604, Greg Greekas of 501, Russ Kuksin of 404 and Erik Ross of 701.

Call to Order:

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

New Business:

- The board approved the property management company (Gateway) to defer one month's contribution to the reserve fund to cover expenses for water damage repair in suite 104. MOVED by Greg, SECONDED by Veronika; CARRIED.
- The board confirmed Gerald's hiring of Progressive Flooring Solutions to repair the carpet in the lobby.
- The board discussed the annual revenue recorded from the Phelps laundry machines in the lobby; the information is unclear and will need to be looked into further. Greg has agreed to follow up with Phelps and depending on the outcome, Greg has been given the authority by the board to take the laundry machines' key back from Phelps and the coins (revenue) from these machines would then be counted by board members. MOVED by Russ, SECONDED by Veronika; CARRIED.
- The contract with DWD Snow Clearing for snow removal was reviewed. Questions were raised regarding some details of the contract, but the work seems to be being accomplished.
- The board re-visited the issue of elevator modernization. The board has a resolution on the record to go ahead with booking elevator mechanical modernization in January 2011 to have the job done in January 2012. David agreed to ask ThyssenKrupp to update or confirm its quote of July 2009. David will also call OTIS for a second quote to see if we can get a competitive offer prior to booking this project. Gerald suggested deferring the project for a few years, but there was no mover or seconder to do that.

Information items:

- Gerald mentioned that with cold weather here the garage in-ceiling heating valve needs to be opened, and he said he'd do that ('now done).
- Directors reviewed A-Adelard Plumbing's bill and checklist of quarterly maintenance; all systems are operating well.
- Gerald has again asked Waste Management for a refuse bin with larger wheels.
- Gerald has asked the janitors to clean the stairwells and asked Manager Lori to add that duty to the janitorial contract. Lori replied that the contract is informal, but she's sure it will be done from now on.

The meeting adjourned at 8:25 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, December 16, 2010 in the lobby.