

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
16 December 2010
Held at #701, Darlington Arms Condos**

Attendance:

Erik Ross of 701, David Kelly of 405, Veronika Erceg of 604, Greg Greekas of 501, Russ Kuksin of 404 and Tony Grimes of 406.

Call to Order:

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

Old Business:

- The board has agreed to proceed with booking the elevator replacement/modernization in January 2011 (one year ahead of time) to have the job done in January 2012. David has asked ThyssenKrupp for an updated quote from the July 2009 quote which was previously provided. ThyssenKrupp will have to attend on site to re-evaluate. David will also call OTIS for a second quote to see if we can get a competitive offer prior to booking this project. This will be done ASAP and David will report back to the board.
- Greg has followed up with Phelps regarding revenue from the coin laundry machines. Greg is waiting to hear back from Phelps and will report back to the board. Depending on the outcome, Greg has previously been given the authority by the board to demand for the key back from Phelps and the coins (revenue) from these machines will be counted by board members.

New Business:

- Erik met with an insurance inspector from the Cooperators Insurance company (our current insurance company) on December 16, 2010. The inspector viewed the entire building and was very impressed with the building and the building's condition.
- Erik has agreed to get some framed pictures for the lobby in the next couple of months.
- Financials were not ready in time for this meeting.

The meeting adjourned at 7:55 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, January 20, 2011 at suite 701.