

Minutes of the Board Meeting
Darlington Arms Condominium Corporation
17 March 2011
Held at #703, Darlington Arms Condos

Attendance: Gerald Rotering of 703, Tony Grimes of 406, David Kelly of 405, Erik Ross of 701, Veronika Erceg of 604, Russ Kuksin of 404, and Greg Greekas of 501.

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

Manager's report and financials:

- Operating Cash: \$33,000 (less deposits from owners of rented-out suites)
- Reserve Fund: \$195,742

New Business Resolutions:

THAT due to the projected cost we put aside for now mechanical modernization of our elevator and continue to enjoy the elevator's surprising reliability on our full-service contract with ThyssenKrupp Elevator Ltd. Moved by Tony, seconded by David and CARRIED.

THAT our revenue budget for the year beginning July 1, 2011 not change, meaning that condo contributions will not rise, and that a review of our revenues and expenses be on the Board agenda for its November meeting. Moved by David, seconded by Greg and CARRIED.

THAT we contract with Lambert Brothers Paving for not more than \$3,200 to "sealcoat" the surface parking lot this spring, with Gerald having power to act to sign that contract and give notice to tenants, and that he schedule another contractor—likely Ropeworks—to pressure wash the lot and seal the margin between the lot and our building in advance at a cost not to exceed \$1,000. Moved by Tony, seconded by Greg and CARRIED.

THAT Ropeworks (Josef Sponiar) be contracted at his hourly rate to patch and tar a large east-side portion of the building's upper roof (about 1/5 of the total upper roof surface), including sealing "roof penetrations", and to replace and add pea gravel as necessary, all at a cost not to exceed \$5,000, and that Gerald have power to act to supervise the work and sign off on completion within that budget.

FURTHER that Ropeworks be asked to suggest what paving stones or lighter-weight material might be laid to allow maintenance access to the various vents on that roof without the damage that foot traffic appears to have caused. Moved by Tony, seconded by Russ and CARRIED.

THAT Gerald reply to Gateway Management's evaluation questionnaire as verbally guided by the Board, but specifically telling Gateway that our building's very limited demand on their staff's time warrants a freeze on our management fee for at least one more budget year. Moved by Tony, seconded by Erik and CARRIED

THAT we confirm our March 2010 resolution to contract with Ropeworks at Josef's hourly rate for cleaning and painting of all suite balcony railings, east-side fencing and to make welding repairs to the garage exit-stairwell security gate, with Gerald authorized to supervise the work and sign off on completion, all at an estimated cost of \$10,000, to come from the Reserve Fund. Moved by Tony, seconded by Greg and CARRIED.

(Note: This project does not include needed reinforcement of the swing gate and replacement of its hinges, which will soon be necessary.)

- Greg confirmed that we receive net revenue from our laundry equipment supplier. It was agreed that no action is needed regarding our contract with Phelps Apartment Laundries Ltd. for our laundry machines.
- Erik will complete his project of hanging framed photos in our lobby.
- Russ is willing to continue deleting unused key fobs from our elevator and front-door security controllers.
- The electronics for the buildings swing gate have been replaced and door is now operating.
- Gerald will ask Lori about a landscaping contract for this summer.

The meeting adjourned at 9 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, April 21, 2011 at suite 703.