

Minutes of the Board Meeting
Darlington Arms Condominium Corporation
21 April 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, and Russ Kuksin of 404.

Call to Order:

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

Manager's report and financials:

Manager Lori Pinter continues to serve our building from the office at Gateway Property Management, responding quickly to e-mails from Gerald and issuing payments for expenses. Our balance sheet for March shows about \$31,500 in our operating account (net of accounts payable and deposits held for rented-out suites) and \$199,400 in the reserve account. Spending from Reserve is expected this year as we re-roof in stages our upper-level roof and repair/paint east-side fencing and the car swing gate.

New Business:

- The board decided to hold the annual sweep day of the outside and underground parking on Sunday, May 8th from 12 to 2pm. Gerald will promote this in a newsletter to invite participation and also post notices for tenants to have their vehicles moved during that time: MOVED by Russ, SECONDED by David; CARRIED.
- The board authorizes Joseph Sponiar of Ropeworks to resurface the remainder of the upper roof using the same method which he has used to make recent repairs. He will be hired at his hourly rate to complete this work. MOVED by David, SECONDED by Tony; CARRIED.
- The board expresses regret to the owner who damaged their vehicle while driving up the exit ramp from the parking garage on a snowy day this past month. But the board decided that it cannot offer compensation for the damage to the vehicle from sliding into the side wall. Although snow clearing had not yet been done, our building's snow removal service was there later that morning to complete the job. MOVED by Russ, SECONDED by Tony; CARRIED.
- Erik will continue as planned with his project of hanging framed photos in our buildings lobby.

The meeting adjourned at 8:35 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, May 19, 2011 at suite 703.