

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

Attendance:

Gerald Rotering of 703, Tony Grimes of 406, Veronika Erceg of 604, and Russ Kuksin of 404.

Call to order:

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

Manager's report and financials:

Lori is adjusting allocations within our budget for the year beginning July 1, 2011, which will be based on no change in our condominium contributions, yielding revenue of \$172,000 per year. Our April balance sheet shows about \$35,000 net operating cash on hand and the Reserve Fund at \$203,000.

Old business:

- Gerald reviewed the first stage of roofing repairs done by Josef Sponiar and his repairs of water damage in suite #703. **Moved** by Tony, seconded by Russ, that we pay Josef's bills for phase one of roofing, for suite #703 repairs, and for securing the swing-gate's bumper and installation of a keybox bar near the front door: carried.
- Gerald summarized recent activities: 1/ The annual fire inspection has been done and submitted to CFD. 2/ The back parking lot seal-coating is scheduled for June 10 and Josef will clean the lot in preparation for that. 3/ Our sweeping effort drew fewer volunteers than in the past, so we'll likely contract for that work next year, and this year Gerald completed the job and billed for his time. 4/ Gerald found a machinist shop that came out to install four grease-applicator plugs on the hinges of the parking swing gate. The firm will also quote on adding two high-strength new hinges to take the gate's weight.
- The above-listed maintenance issues and others required Gerald's time recently, so for March, April and May he billed 22.5 hours at \$23/hour = \$517.50; **Moved** by Tony, seconded by Russ that Gerald be paid for that time: carried.

New business:

- Directors discussed the minor concrete deterioration at the base of some posts in the garage, due to salt and water pooling near them over the winter. Gerald and Josef will ponder a solution; likely to rinse the posts thoroughly by pressure washing repeatedly, then re-cladding those areas with high-strength concrete, building up the concrete floor a few inches around those posts, and followed by seal-coating of the entire garage floor.

Information items:

- Gerald reported that Centuria on the Park Condominiums is proceeding with a 17-storey tower of more and smaller suites than originally planned, and without the hotel and restaurant.

The meeting adjourned at 8:15 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, June 16, 2011 at suite 703.