

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
16 June 2011, held at #703**

Attendance:

Gerald Rotering of 703, David Kelly of 405, Erik Ross of 701 and Russ Kuksin of 404. Unable to attend were Tony Grimes of #406, Greg Greekas of #502, and Veronika Erceg of #604.

Call to Order:

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

Manager's report and financials:

Cash on hand: about \$40,000

Reserve: about \$206,000

Old Business:

- Gerald had our front door and boiler room high-security locks serviced.
- Josef has caulked and painted the gap over the exterior of our front doors, cut gaps into the entry walkway wood borders to allow water to drain away, and has caulked the entry threshold so that water cannot seep into the lobby.
- Gerald reported that Josef is to replace the elevator cab's ceiling neon fixture, but Directors suggested and then agreed that they'd prefer a more decorative fixture, perhaps with LED lighting.
- Russ has programmed into our entry and elevator controllers all of the spare key fobs and he gave a supply to Gerald, who usually issues them to residents.
- Suite #703 had the Board's e-mailed approval to install a storm door to keep water out of the suite; the board approved this work for \$733. MOVED by David, SECONDED by Russ; CARRIED.

New Business:

- The board is expecting a quote from Humphries Industrial Repairs for upgrades to the swing gate to strengthen it and to instal bearing-operated hinges. The board authorizes Gerald to spend up to \$1200. MOVED by Erik, SECONDED by Russ; CARRIED.
- Options were discussed for either installing a backup sump pump for our boiler room or a water-level alarm for detecting leaks; Gerald to pursue.
- Josef will finish sealing the margins of our back parking lot and Lambert Brothers Paving will be here later in the summer to waterproof the pavement.
- Gerald proposed that the building buy membership in the Beltline Communities of Victoria and Connaught, but shied away from the \$600 annual cost. MOVED by Erik, SECONDED by Russ that we reimburse Gerald for personal membership in the community association on behalf of the building; CARRIED.
- Erik has agreed to represent our building in asking the city for tree plantings along 14th Avenue.

The meeting adjourned at 8:10 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, July 21, 2011 at suite 703.