

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
30 August 2011**

No meeting was held during August, but the Chair circulated the following information and proposed resolution regarding a maintenance contract for elevator service:

We have a five-year service contract proposed by ThyssenKrupp Elevators that I recommend we authorize Lori to sign on our building's behalf. It offers:

- 1/ A five-year contract at \$285 per month X 12 = \$3,420, while we budget \$4,800 per year for that and additional work and overtime call outs. The cost escalator clause is that the contract price will rise in future years to match the percentage increase in their labour rate of pay.
- 2/ TK guarantees it will provide 24-hour service for emergencies, but those costs are not included in the contract.
- 3/ The service covers pretty well everything that can wear out and for which replacements can be found, but does not cover decorative items, damage from vandalism, lighting in the cab or its ventilation. In other words, if it can be kept running, they undertake to do that.
- 4/ The five years is a long commitment, but I see no reason not to sign on for that with a large company that seems to serve us well. If we wanted out, we'd need to give written notice of termination three months before the five years expire.

I propose the following resolution that I hope all Directors will e-vote on, with veto possible by any single Director, in which case we'll put it on the September agenda, although I and Russ already know we cannot attend:

"That Manager Lori Pinter is authorized to sign the five-year contract with ThyssenKrupp Elevators at the initial rate of \$285 per month, and with further details as are outlined above, all as put forward by TK's representative James McHugh in his e-mail to the Darlington Arms Condos dated 26 August 2011." Directors adopted this resolution by unanimous e-mailed vote.

In other business, the Chair asked Manager Lori Pinter to issue a purchase order to A-Adelard Plumbing and Heating to replace a large valve and backup-flow-preventer assembly that did not function when it was tested on Monday. This \$3,500 project will replace the old and "frozen" assembly with modern parts that will ensure that garage sprinkler-system water cannot be drawn back into our building's drinking-water supply line.

The **next regular meeting** of the Board is scheduled for Thursday, September 15th at suite #701, but Chair Gerald and Director Russ already know they cannot attend then. If a meeting is not held in September then the AGM on October 20 will elect a new Board that will meet immediately after the AGM closes. Gerald has marked his calendar to put out a newsletter on September 29th to give advance notice of the AGM, as official notices are delivered only 10 days or so before annual meetings.
