

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
(would have been) 15 September 2011**

No meeting was necessary for September, as there were no issues requiring Board decisions.

Current information items:

*Gerald notified the Board by e-mail late in August that he'd authorized A-Adelard Plumbing and Heating to proceed with a \$3,500 project to replace a 4-inch backflow-prevention valve and its isolation valve that serve our building's sprinkler system into the parking garage. The backflow-prevention valve had failed to do its job when tested during our quarterly plumbing and mechanical maintenance visit by A-Adelard staff.

*The elevator cab's backup lighting came on during September for no apparent cause, so we had ThiesenKrupp visit on September 20 and correct that.

*Contractor Josef Sponiar has painted the exterior dual garbage-bin metal doors and has been adding several tons of gravel on the upper roof, where re-roofing work is complete, concrete-paver paths have been added to protect the new roof surface, and signs have been posted regarding no walking or working on gravel surfaces.

Financial report:

Our statements from Gateway Property Management show that as of the end of August we had \$47,000 in our building's operating account and \$209,000 in our reserve account. Of course bills are pending for re-roofing and some other recent maintenance projects. Operations are well within our budget and scheduled contributions of \$3,478 per month are being made to the reserve account.

Upcoming items:

*Gerald has a newsletter scheduled for September 29th.

*Agenda item carried forward are: 1/ Framed art or photos for the lobby. 2/ Proposal to re-cover our entryway canopy with new fabric in black.

*A new Reserve Fund Study is scheduled for completion in 2012.

*Our building's annual general meeting ("AGM") will be held in the lobby at 7 p.m. on Thursday, October 20th.
