

**Minutes of the Board Meeting
Darlington Arms Condominium Corporation
20 October 2011
Held at #703, Darlington Arms Condos**

Attendance:

Gerald Rotering of 703, David Kelly of 405, Erik Ross of 701 and Tony Grimes of 406.

Call to Order:

Gerald Rotering called the meeting to order at 7:20 p.m.

Old Business:

- Gerald reported on the various projects completed by Joseph Sponair over the past few months including virtual re-roofing of the building and painting of the exterior garbage-room doors. Josef has a to-do list that includes new lighting for the elevator cab.
- Erik expressed regret for delay in putting up in our lobby framed black-and-white photos of local historic buildings, and that he plans to complete the project.

New Business:

- The board accepted the audited financial statements prepared by accountant L.A. Lim for the building's year end of 30 June 2011 and that Chair Gerald and Manager Lori Pinter are authorized to sign the draft statements and Mr. Lim's engagement and representation letters. MOVED by Tony, SECONDED by Erik; CARRIED.
- The board authorized Gerald to pursue quotes for a new Reserve Fund Study and gave him the authorization to spend up to five paid hours to obtain them and report back to the board. MOVED by Erik, SECONDED by Tony; CARRIED.
- The idea of having a second bookshelf installed in the lobby to match the existing bookshelf was accepted by the board. The board also granted Gerald the option of spending a few paid hours to purchase, assemble and secure this new bookshelf in place. MOVED by David, SECONDED by Tony; CARRIED.
- The board agreed to spend up to \$3700 to have the canopy/awning at the front of the building re-skinned with a more modern look. Erik will create a design and email it to the board for approval prior to this work being done. MOVED by Tony, SECONDED by David; CARRIED.

The meeting adjourned at 8:15 p.m. The next meeting of the Board of Directors is scheduled for 7 p.m. on Thursday, 17 November, 2011 at suite 703.