

Minutes of the Board meeting
Darlington Arms Condominium Corporation
17 May 2012
Held at #703, Darlington Arms Condos

Attendance: Gerald Rotering of #703, Ross Conner of #602, Erik Ross of #701, Tony Grimes of #406, Russ Kuksin of #404.

Regrets: David Kelly of #405.

Call to Order:

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

Financials and budget:

Our balance sheet shows \$46,700 net in operate cash on hand at the end of April (this is with security deposits deducted), and \$232,300 in reserve-fund money at the end of April. Our operations year-to-date (10 months in) show us \$24,900 below budget, largely due to low natural gas prices and a mild winter.

Budget for the new year:

Move by Tony, seconded by Russ, that we adopt the budget for the year beginning 1 July 2012 as prepared by Manager Lori Pinter, showing no condominium-contribution increase, revenues and expenses of \$172,020, with the adjustments to spending to parallel our 2011—2012 experience, and allocating \$12,485 to contingency; CARRIED.

Gerald will ask Gateway Management to distribute the budget and the new insurance certificate to all owners.

Change in our assigned manager:

Lori Pinter has taken leave from Gateway Property Management. Our interim manager is Gary Gurnsey, and his e-address is GGurnsey@GatewayPM.com.

Gerald bills for work and expenses:

Directors reviewed Gerald's previously-submitted list of work done around the building and the list of spending on items such as garden tools and casual labour for garage sweeping. Moved by Ross, seconded by Tony, that Gerald be paid \$966 for 42 hours of work since 16 December 2011 and be reimbursed \$397.84 in expenses, for a total of \$1,363.84; CARRIED.

East-side concrete and drainage:

Once again Directors discussed the deteriorated east-side concrete driveway and the need for proper drainage. Gerald may have found an engineering firm that will design the project, obtain bids for the various aspects of construction, and supervise work to completion. Moved by Ross, seconded by Russ, that Gerald ask Jubilee Engineering for a price to perform these services and to estimate the cost of construction, but also to quote on rebuilding the garage ramp; CARRIED.

Concern re flags attached to railings:

Some flags and other ornamental items have recently been seen attached to railings, which is contrary to our bylaws. Directors will watch for such issues and see whether gentle enforcement might be needed.

Ashtray receptacle suggested at front door:

Tony told the Board that an owner would like to see an ashtray or stainless-steel receptacle at the front door for cigarette butts. Directors noted that smoking on common property such as the front lawns and at the entry is contrary to our bylaws, and an ashtray could be seen as approval to smoke on the property. It appeared to be agreed that we hope smokers will dispose of cigarettes before entering our property, and that we'll continue with sometimes sweeping up butts. No motion was put forward.

Old business items:

- * A replacement key switch for the elevator cab's seventh-floor button is on order.

- * "Panic bars" were ordered 1 May 2012 from All Kind Door for the insides of the stairwell doors at the lobby level, and the firm was reminded 14 May of our work order.

- * Josef has completed a list of minor projects around the building including painting of the mail room and its trim, replacement of all garbage-chute door hinges, installing neon fixtures in the elevator mechanical room, sealing the gap for smell and fire safety between the ceiling and the garbage chute in the refuse-bin room, and he'll soon install illuminated "exit" signs in four locations as requested by the City fire-safety officer.

- * Gerald had Lori deliver to him all building keys held by Gateway Property Management, as with their offices now near the airport it makes more sense that spares and replacements be on-site. Gerald has posted a mail-room note about obtaining keys from him.

- * Two rubber-backed and trimmed elevator mats are being made by Carpet Mechanics and Gerald should pick them up and install one next week; \$400 for the pair.

- * One roof-top ventilator fan that was howling due to broken bearings was replaced in April by our new mechanical services firm, Caon.

- * Erik is having Sprung's Western Tent and Awning manufacture our new entry canopy with the lettering designed by his brother. Erik will turn his B+W historic photos and picture frames over to contractor Josef Sponiar and let him complete the framing and hanging of these in the lobby.

- * Directors noted that the nearby proposed Centuria condo apartment tower has been renamed The Park and that marketing has begun, meaning that tower could soon rise on Thirteenth Avenue just north of us.

Meeting adjourned and next meeting scheduled:

The meeting adjourned at 8:30 p.m. The next meeting of the Board is scheduled for Thursday, 21 June 2012 at suite 703.
