

**Minutes of the Board meeting  
Darlington Arms Condominium Corporation  
26 September 2013**

**Attendance:** Gerald Rotering (Chair) of #703, Erik Ross (Vice-Chair) of #701, Russ Kuksin of #404 and David Kelly of #405.

Meetings were not held during July and August. Approval of the audit report was done by e-mail and a few owner inquiries were fielded by e-mail and phone.

**Financial situation:**

At the end of August we had about \$16,000 net cash in the Operating Account and the Reserve Fund had exceeded \$317,000.

**Fob key system and security:**

We discussed replacement of some owner's fob keys and our remaining supply of those coded entry and elevator-operating keys. Directors agreed that no action is needed at this time, but that in a year or three we'll replace the entire system.

Directors also discussed the DVR replacement with a good-quality device that cost about \$500. The DVR that failed was installed in September of 2009, so lasted four years running 24/7. The recorded image of the front entry is higher resolution because of the new higher-quality camera we've installed, separate from the camera for the image displayed on the monitor in the entryway. The separate feeds has also eliminated echo and image shadows on the monitor.

**Setting the annual general meeting ("AGM"):**

The Board confirmed a decision made last month by e-mail; **Moved** by David and **seconded** by Russ **That** the AGM for 2013 be delayed by one month to 21 November at 7 p.m. in our lobby; **carried**.

**Acceptance of audit and signing for the Board:**

**Moved** by Erik and **seconded** by David **That** we accept the draft audit from our CA, Mr. Lim, and that we delegate signing authority on it to Property Manager Anna Olsinska; **carried**.

**New web site looks good:**

Directors noted that the new web site hosted by Director Russ' wife Marina looks good and is being kept up to date with monthly postings of minutes. A single e-address for the Board allows owners to be in touch easily and will allow re-direction to new Directors in the future.

**Contractor Josef's projects update:**

Josef Sponiar has booked to start work in our building on 10 October. Priorities will be balcony waterproofing at #701, on the eighth-floor platform between the upper balconies of #701 and #701, the balcony of #706 and repair of some lifted hardwood flooring there.

Further projects for Josef include:

- \*Adapt and anchor the recently-donated shelving unit in the lobby.
- \*Anchor the emergency-light cage more securely in the elevator cab.
- \*Insulate hot-water piping in the basement hallway to keep hot water hot on its way to suites and to keep that area cooler in summer; also to prevent condensation drips from the cold-water pipes.
- \*Replace #603 kitchen cabinet fronts that were damaged by a long-ago common-property water leak.
- \*Perform an exterior building survey to find any issues with caulking, brick mortar or brick attachment, to confirm that we have no balcony concrete spawling, that all railings are secure, and to see whether painting of all railings is due (prepare a quote for that project?).
- \*Shield exterior lighting---and that of the Boardwalk building across the street (we have their permission)---to stop blinding people on upper floors of our and neighbouring buildings.
- \*Paint the basement hallway walls to complete Josef's patching after replacement of our sewer line.
- \*Use paint-remover chemical and pressure wash the bottom 18" of all concrete posts in our garage to remove paint and rinse out salt that is causing some corrosion of rebar steel.

The next meeting of the Board is scheduled for 17 October, but may not be necessary because we've met so recently. The Board for the next year will be elected at the AGM on 21 November.

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