

Minutes of the Board meeting  
Darlington Arms Condominium Corporation  
December 9, 2013

Attendance: Erik Ross of #701(Chair), April Giffen of #505, David Kelly of #405, Daniel Ginez of #204, Ross Conner of #602, Lauren Lankester of #606

2012 Board Members: Gerald Roterling of #703,Russ Kuksin #404.

Tour

Gerald took the board members on a detailed tour of all of the buildings electrical, water, elevator and mechanical rooms for the access needed and familiarizes them with the building.

Darlington Website

Gerald listed the companies to update the website, and Russ' wife Marina will still update as needed. As soon as all the information is collected this will be updated with the approved contractors.

Gerald departure from Darlington Arms Board,

Gerald has officially handed Erik the keys to the building in a ceremonial speech, and will no longer be involved in the board or the day to day care and maintenance. All inquiries or issues can be made to the new Board Members, or Anna at Gateway. Contact info is on <http://www.darlingtonarmscondos.com>. Gerald has also submitted his total hours worked with details over the last few months and the Board will payout \$1196.00 for his work. The Board agreed to pay Gerald the \$400.00 for the furniture and artificial trees that he bought some years ago for the seventh-floor hallway. This will be re-dispersed through the building so all can see them.

Fob key system and security:

Russ handed over the laptop and the fob reader to the board, and will make will be available to the current board if needed. There has been an issue with the numbers pad in the extreme cold. Will look into having someone come in or look at a replacement if needed, these options will be discussed further at the next board meeting.

Snow Removal

Erik will talk to Anna and Great Landscapes about the current snow removal and see if we can get a better job and add the areas we need done. If this is not possible, we will see if we can cancel the contact, and find someone that can meet our snow removal needs.

Contractor Josef's projects update:

Josef Sponiar painted the basement hallway walls to complete the patching after replacement of our sewer line.

Josef and Gerald spent a day washing the bottom 18" of all concrete posts in our garage to remove paint and rinsed out the salt that is causing some corrosion of rebar steel. The pillars will need to be rinsed one or two more times in the coming year; this will slow or stop the corrosion of the pillars. Joseph has done some research and offers in a year or two to treat the pillars with a water-based solution what makes the concrete impervious to further water absorption. The drains in the garage are not removing the water on the floor. Josef mentioned to Gerald that it is a possibility to cut the garage floor to the length of the drain to carry the water to the sump's settling pit. This will also make garage maintenance a lot easier for the future. The sumps are approx. 1/3 full and will need sucked out in a few years, and it will need to be monitored so that it does not fill and clog/kill the pump.

The next meeting of the Board is scheduled for January 16, 2014, at 7pm. Suite 701.

Meeting adjourned at 9pm

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