

**Minutes of the Board meeting
Darlington Arms Condominium Corporation
January 16, 2014**

Attendance: Erik Ross of #701(Chair), April Giffen of #505, David Kelly of #405, Ross Conner of #602, Tony Grimes of # 406.

Called to order at 7:10pm

Snow Removal

The current contract with Great Escapes Landscaping will be cancelled by Darlington Arms due to the lack of communication. Their snow removal is not meeting the condo needs by not honoring the contract to clear the entrance ways. A 14 day notice will be issued as per the contract as required. Tony motioned / Ross seconded, all where in favor and resolution carried.

Erik will speak with our contactor Josef Sponiar to have a contract drawn up for the remainder of this winter, for the snow removal we will require.

Board recognizes Apt #505 for the labor that was put in to remove the built up snow for the underground parking ramp and surface lot area, and will approve the hourly labor rate to reimburse them for their time. Ross motioned, Erik second, resolution carried.

With cancelling the contract, April will contact additional companies for the summer maintenance needed, and see about the upcoming winter of 2014/2015 snow removal that will need to be addressed. Results will be reviewed at the next meeting.

Insurance policy

The Corporation Insurance Policy ends March 31, 2014. They are requesting to provide the total amount for betterments and improvements in our building.

According to the Condo By-Laws, the Condo Policy must include coverage for 'all of the units, including the building and improvements and betterments made to the units by the owners of which the Board has knowledge.'

April will contact our insurance consultant and will get the details and post this later in the month, for exact details the home owners need to submit.

Condo Maintenance Schedule

Tony and Erik will review a programmed calendar via the internet to allow all maintenance/service to be scheduled on a calendar that the board will have access too. Since the majority of the records are on paper they will have them scanned. This will allow us to maintain and upkeep the schedule that Gerald kept over the years. This will be reviewed at the next meeting.

Plumbing issues

Erik will call Caon to have the leak looked at that is above/ around stall number 60 in the parkade. Also will have the boiler looked at to make sure both are running smoothly. Dave also noted that there was an issue with one boiler not working properly recently.

The next meeting of the Board is scheduled for February 20, 2014, at 7pm. Suite 701.

Meeting adjourned at 8:10pm
