

Minutes of the Board meeting
Darlington Arms Condominium Corporation
March 20, 2014

Attendance: Erik Ross of #701, April Giffen of #505, David Kelly of #405, Tony Grimes of #406, Daniel Ginez of #204, Ross Conner of #703, Lauren Lankester of #606.

Called to order at 7:10pm

Parkade Cleaning/Sealing

As Gerald recommend last year, the sweeping and power washing of the underground parkade will continue this spring. Ram Cleaning services quoted the costs of \$300 for sweeping and \$600 for power washing of the parkade. **Moved** by Tony, **seconded** by Daniel that: we accept the quote from Ram Cleaning Services for the sweeping and power washing of the underground parkade; **carried**.

April will contact Ram Cleaning to set up a time frame for the end of May and also have a quote for sweeping the back lot and having parking lines painted in both parking lots.

David and April will start contacting companies for the sealing of the cement to lock out the salt to stop the corrosion of the cement pillars.

It was also discussed that there has been a lot of personal possessions that are being stored in the underground parkade that needs to be removed. We will send out a newsletter to the unit owners in respect to the by-laws to remove all household or personal items from their parking stall.

Lawn care and snow removal

The proposal from Smith Gardening Services Ltd. for the property maintenance of the lawn care and upcoming snow removal was recommended for the upcoming seasons. The proposal for the year is \$4709.25 including GST. with the options of paying per visit or a monthly year around rate. The board agreed the monthly year round rate is very reasonable and we will not have fluctuating costs. **Moved** by Ross, **seconded** by Tony that: we accept the project proposal from Smith Gardening Services Ltd, with a cancellation clause added; **carried**.

Boiler issues

With the cold snap we had back in Feb, Erik worked with Caon to have the boiler fixed, having the plumber on site fixing the issue for more than 8 hours and replacing parts, only to have them back the next morning. We now have both boilers back up and running, Erik will request the invoice from Anna to ensure there are no extra costs incurred, since it took so long to fix and the initial diagnosis did not fix the problem and they had be to called back again.

Unit 505 is having an issue with their unit always being warm. It was mentioned that the Zone Valve may not be working and may need to be replaced. Since the heating system is part of the condos responsibility, Caon will be called to fix the issue.

Gas Costs

With the cost of gas on the increase, it was discussed that we should start looking at ways to reduce our costs. The replacing of the windows would help, but the costs would take the majority of the reserve fund and at this time we are not ready. Eric will shut off the fans on the roof, in order to stop this loss in the remaining winter months. Since the fans have been shut off in the last 3 years it is not conclusive that this helps the gas bill. We will re-evaluate this for the upcoming winter season and see if we can track it better.

Smoke Smell in Units

Unit 702 has filed a complaint that there was a smoke smell coming into their unit. Erik and Anna have been in communication with the home owner and Caon will be sealing around the pipes to stop the smell from entering their unit.

There also have been complaints that there are people smoking in the common areas. We will be putting this in the news letter to remind unit owners to respect the by-laws and smoking on their balcony is not allowed.

Ramp and Drive way

Last Year Gerald was able to find a company to come and quote on replacement of the ramp and driveway at a cost of approx. \$90,000. This job was postponed since that was to be done in June 2013. We are now looking to see if we can find another company that can replace the cement, or give a reasonable quote for the repair/replace these 2 areas.

The next meeting of the Board is scheduled for April 17, 2014, at 7pm. Suite 701.

Meeting adjourned at 8:20pm
