

**Minutes of the Board meeting
Darlington Arms Condominium Corporation
May 12, 2014**

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.

Called to order at 7:10pm

Roof Leak

There was a leak from the roof that has affected some suites. 705, 605, 505, 405, and 205 all have indicated damage. The leak came from the drain that allows the water to drain off the roof between the two decks on the 8th floor. Peddie Roofing came and applied roofing compound around it that should seal it up, and will come back if needed. Unit 505 will continue to monitor the leak in the holes that are in the bathroom area over the next few days/weeks so we can ensure that the leak has been fixed.

As soon as the leak is fixed we will have the walls/ceilings/carpet repaired/replaced as needed in the affected suites.

Erik will be in contact with Peddie Roofing and will have them assess our roof and get a quote to replace if needed.

Parking Lot Sealing

Specialized Garage Inc. has submitted a quote on parkade membrane coating of the underground parkade. It was discussed that this will be completed in the spring/summer 2015. We will have the repairs done to the structural and surfaces that are quoted at \$13,000 + GST and the polymer coating we require to stop the salt damage \$24,375 + GST. MOVED by Erik, SECOND by April. CARRIED.

Parking Lot Cleaning.

We will have the underground parking lot power washed and the surface lot cleaned by Ram Cleaning Services and have parking lines painted on the surface lot as quoted and approved at an earlier meeting.

Street Cleaning

Our street will be cleaned on May 25, 2014.

Ramp And Driveway

We have received 2 quotes to have the cement replaced on the ramp and the surface lot driveway. K's Concrete Ltd. quoted at \$53,187.00 + GST and Specialized Garage Inc. quoted at \$75,526.25 + GST. We will wait until the sealing is complete and then make the final decision of approving this large job.

Birds On Decks/Roof

Pigeons have taken up residence on the upper balcony of Suite702, and they are also nesting between 701/702 in an alcove. Martins Pest Control has recommended to put the babies in a bird trap to catch the parents and clean all furniture and relocate the furniture to remove harborage. The costs to clean and the removal of the birds is \$850. Also recommended is a long term solution that prevents a reoccurrence is to have controlled bait on the roof for the cost of \$125 per month for this spring/summer to have the birds controlled to avoid damages to decks. MOVED by Ross, SECOND by Erik. CARRIED

Financials 2014/2015

The total Reserve Fund as of March 31, 2014 is at \$343,601.72 with \$21,000 on hand.

Outstanding Condo fees are \$3701.99 – Erik will look into these.

With the annual budget submitted by Gateway it was suggested a 3% increase to our Condo fees due to the anticipation of increases we may see. At this time we have discussed that there will be no increase this year. MOVED by Ross, SECOND by Erik. CARRIED

The Cleaners Manual Martin Janitorial has requested an increase of 5% in the cleaning of the building. MOVED by Ross, SECOND by Lauren. CARRIED

With the financial audit required we approved Murray Hunter to audit our books at the cost of 1800 + GST. This is a substantial cost saving from last year's audit. MOVED by Erik, SECOND by Ross. CARRIED.

Newsletter

A newsletter will be penned and submitted to the suites regarding garage clean up, birds, smoking on balconies and the loading zone.

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

Meeting adjourned at 9:05 pm
