

**Minutes of the Board meeting
Darlington Arms Condominium Corporation
July 17, 2014**

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

Called to order at 7:10pm

Old Business

Repairs From The Roof Leak

The suites that had damage from the roof leak in May will be fixed July 28-30. Ropeworks will be in and access the units over the 3 days and fix the walls and ceiling. Units 705, 605, 505, and 405 have been scheduled. Unit 205 does not require any repairs scheduled, it was indicated it was very minimal damage and they have already taken care of it.

Peddie Roofing came back after the repair, they looked at the roof and are confident that the leak was from the wet snow that we had at the time built-up around the drain and caused the leak.

The Reserve Fund indicates that the roof should be replaced in approx. 9 years, for the costs of approx. \$95, 000.

Parking Lot Cleaning.

There were 2 cars, and a motorcycle that were not removed, and items such as totes, a pallet, and tires that were also not removed from the underground parkade. At this time the Board will not fine the residences, but it will be noted for future cleaning. The Board was thankful to see a good response with the amount of items were removed and request the parkade should remain clear of personal items.

Next year with the parkade sealing it was discussed about giving the owners several months notice and ensure that all vehicles are removed. With the upcoming sealing and cement repair of the entrances, if vehicles are not moved the owner will be fined by the Board and the vehicle will be tagged and towed at the owner's expense. We will put together a letter for all owners for this to ensure compliance, and work with Gateway to have this sent out.

Birds On Decks/Roof

The pigeons are no longer an issue for the 7th floor residences. The pest control is working and we are glad to see the positive results. It has been noticed by other board members that the pigeons are no longer landing on their decks and the population is reduced.

Exhaust Fan

Erick has spoke to Ropeworks about the exhaust fan on the garbage chute vent that is on the top floors. Ropeworks has suggested having CAON install a similar fan system that we already have in the building.

Parking In The 20 Minute Loading Zone

It has been noticed that there has been vehicles parked for extended periods. These vehicles where given a notice that they have exceeded their stay and license plates have been noted. In one case a vehicle was ticketed due to non-compliance.

We will continue to monitor this space, and give a notice to the vehicle owners that park there over the limit and if they become repeat offenders they will be ticketed and/or towed.

New Business

Outstanding Condo Fees

It has been noticed that there are 8 units with unpaid condo fees. Since there was a computer issue earlier this year Gateway will now start dealing with the owners and will taking the necessary actions.

Parkade Leak,

Unit 606 has reported a rust stain on their vehicle windshield attributed to the leak in the parkade last winter. The Board will work with the owner and have this issue resolved. Erik will contact CAON and find out what repairs have been done and ensure we can stop further damage to Unit 606 vehicle. For now the Board will have a piece of clear plastic placed over the hatch to see if there are any leaks that may be slowly dripping on the vehicle.

Intercom System

Tony will work Integrated System and see about getting some repairs to the keypad. The Board has requested to get quotes for a new keypad pad/ intercom system, FOB system and a look into DVR system upgrade.

New Elevator Certificate,

We have a new certificate placed in the elevator. This is required to be in hung in the elevator as per Gateway.

Update Contacts Of Owners

April will work with Gateway and getting the updated phone numbers and email address of all owners. It was noticed that we have no contact info, only a address. This does not give us the info we need to contact the owners in case of emergency situations about their unit or their renters.

Gas Tanks In The Garage,

It was noticed that there was a large gas tank in the underground parkade, the tenant will be notified to remove it ASAP as it is a safety hazard for our building.

Noise Disturbance.

There has been a complaint of a resident having a party in the early morning hours and the noise could be heard loudly in an opposing suite. The suite number, date, and time noted. This is the 2nd time this resident has been requested to turn the noise down. At this time the board will wait and if there are any future issues with this resident Gateway will be requested to send a letter asking for compliance to the owner.

The next scheduled Board meeting is scheduled for Sept 18, 2014, at 7pm. Suite 701.

Meeting adjourned at 8:40 pm
