

Minutes of the Board Meeting Darlington Arms Condominium Corporation November 12th, 2014

Attendance: Erik Ross of #701(Chair), April Giffen of #505, Lauren Lankester of #606, Tony Grimes of #406, David Kelly #405

Gateway Representative: Lorraine Logan, Property Manager

Called to Order: 7:08 p.m.

Approval of Previous Minutes: October 8th, 2014

A motion to approve the meeting minutes on October 21st. **Moved by:** Eric. **Seconded by:** Tony. **Carried**

Old Business

Mega Roofing

Eric met with Trevor from Mega Roofing and was pleased with the repairs to the leak on the roof and the sealant applied to the vents. An overall inspection of the roof was done and the board is very satisfied with this.

Notice of AGM

Lorraine forwarded the Notice of AGM package for 2014 to the board for review. The board requested the 'nominees form' and the 'secret ballot' form removed from the notice. A request for an 'owner contact information form' is to be included to update names and contact numbers/email address for the owners to complete and submit to Gateway.

Smith's Gardening for Snow Removal

The snow removal contractor is with Smith Gardening. April has communicated with Owner/Operator Travis the areas that posed a problem previous years. Some areas will have to be shoveled by hand as the snow removal equipment is not able to reach them. A key for the surface lot was given to access this area to remove the snow and Smith Gardening will need a remote for the gate in order to remove the snow properly.

Ropeworks

April has been trying to reach this contractor to discuss the billing of 2 invoices and the value that was charged. No response from the contractor to date.

Lorraine suggested two possible similar trades for items. Their names and contact info will be emailed to the board next week.

New Business

Bike Room

Tony has supplied a bicycle pump in the bike room over the last few years. The pump is no longer usable. The Board has approved Tony to purchase a new community bike pump to leave in the bike room for all the residents to use.

Unmoved Car in Parkade

April will supply Lorraine info on the car in the parkade to be proactive on having it moved for the parkade repair that we are planning for July, 2015. The contact info that Gateway has is no longer "in service".

Pest Control

The Board agreed to continue with Martin Pest control over the winter months to get a good handle on the pigeon issues with hopes to eliminate the pigeon infestation in the spring next year.

Financial Reports

The September financials were reviewed and approved by the board. Lorraine presented the A/R Summary and comments regarding anticipated payments from the owners that are in arrears of their condo fees. These payment arrangements were satisfactory to the board at this time, and collections will be the next step to the units that continue to have default payments.

The board will be sent the Draft Audited Financials by Murray Hunter Chartered Accountants by November 19th, 2014 for the AGM. The board will have to quickly review the draft and pose their questions/inquiries as the final statements will need to be signed off and go out with the Notice of Annual General Meeting package in a timely manner.

Garbage Pick Up & Use of Garbage Shoots

Lorraine will call Waste Management and confirm the days of service for the building. It seems like on the weekends when there is a move in/move out, it creates 'overflow' of the garbage area. Items are discarded by residents and left behind and are being removed at the condo's expense.

The board will put a newsletter together to ask all residents to be mindful of where and how they leave their garbage. Reno material, and furniture are not permitted in the garbage room. Also residents need to have garbage bags tied off when sending bags down the shoots, and break down large boxes when putting it into the garbage bin.

Bylaw Infractions

There have been several 'noise complaints' as of late. Residents causing 'noise' at hours and levels not acceptable to their neighbors will be sent just 'one' warning letter and then an automatic fine will be posted to the owner ledger. **LOUD TELEVISIONS AND MUSIC – PLEASE TURN IT DOWN!!!!**

Residents are reminded that A/C units are not allowed in the windows. This is a Bylaw Infraction and you can be fined.

Fire & Safety

The board was made aware that the 'fire extinguishers' in the building expiry date was no longer valid. Also there was a concern about the dry fire sprinkler system making a hissing sound. Lorraine will contact Sprouse Fire & Safety and have both issues resolved immediately.

Caon – CO2 – Parkade & Exhaust Fans

Lorraine was contacted regarding deficiencies from February, 2014 regarding the CO2 Sensors and the Exhaust Fans – board approved Lorraine to get a quote to test & repair.

The next scheduled meeting is the Annual General Meeting to be held on December 9th, 2014.

Meeting adjourned at 8:15 pm
