

Minutes of the Board Meeting

Darlington Arms Condominium Corporation

May 27, 2015

Attendance: Erik Ross of #701(Chair), April Giffen of #505 (Vice Chair), Tony Grimes of #406 (Secretary), Scott Leakey #305, Lauren, David Kelly #405, Heidi Guenther #506

Gateway Representative: N/A

Called to Order: 7:09pm

Approval of Previous Minutes. A motion to approve the meeting minutes on May 14th, 2015. Motion Carried.

Old Business

Roof Repair

Motion to schedule Epic Roofing and Exteriors for roof replacement and coordinate meeting with owners with rooftop patios and EPIC representative for teardown and replacement of rooftop decks. Motion Carried.

Laundry Lease

Motion to accept amended terms of laundry contract where Coinamatic takes the first \$85.33 of revenue from laundry use. The building takes extra revenue and does not pay any monthly fee for revenue shortfalls. Motion Carried.

New Business

Screen Door Replacement

Background: complaint submitted from owner of Suite [###] that their patio screen door needs to be replaced. Motion to send a letter to the owner citing bylaws stating that screen door replacement is the responsibility of the owner with recommendations for vendors familiar with the building. Motion Carried.

Car Damages from Main Parkade Gate

Background: complaint submitted by owner of suite [###] that their car was damaged by the main parkade gate. Motion to to send letter to the owner asking for photo(s) of damage, quote for repair costs and insurance documentation. Motion Carried.

Budget

Motion to raise condo fees 3% for the first time in 8 years, effective July 1st, to compensate for inflation in building operating costs. Motion Carried.

Motion to approve a 3% increase in management fees paid to Gateway. Motion Carried.

Next Board Meeting

To be held June 10, 2015. Motion Carried.

Adjournment

Move to adjourn at 8:35pm. Motion Carried.