

# Minutes of the Board Meeting Darlington Arms Condominium Corporation October 22, 2015

**Attendance:** Erik (Chair), Tony (Secretary), Lauren, David

**Gateway Representative:** N/A

**Called to Order:** 7:33pm

**Approval of Previous Minutes.** A motion to approve the meeting minutes on September 9, 2015. Motion Carried.

## Old Business

### Parkade Restoration

Update: The project for concrete repair and membrane protection to underground parkade by Specialized Garage will be completed on October 23, 2015 for a final cost of \$52,426.50 to be paid out of the building's reserve fund.

### Roof Replacement

Update: The estimated completion date of the roof replacement is the end of November, 2015.

### Update from Prostar

Update: Recent reconstruction is out for bids and will be completed by the end of November, 2015.

## New Business

### Director Resignation

April Giffen is no longer an owner at the Darlington Arms and has resigned from the Board of Directors. She done awesome and she will be missed.

### Water loss in #604 & #504

Motion to have Prostar quote to repair damage due to the recent flooding in [###] that also affected [###]. Motion Carried.

### Water Loss in #104

Motion to have Prostar quote to repair damage due to the recent flooding in [###]. Motion Carried.

## **Storm Damage**

[###] to be reimbursed for hail storm damage for \$60.53 for window repair. Two other suites have already been reimbursed.

## **Loading Zone Violations**

Motion to send letter to owner of [###] notifying them that their guests have been illegally parking on the property. Further infractions may result in a fine to the suite. Motion carried.

## **Sewer Stack Cleaning**

Motion to have all sewer stacks in the building steam cleaned from the roof to City property including cleaning of all drains of the roof, parking lot and underground parkade. Motion carried.

## **Fob System Replacement**

Motion to have Integra Security quote on the cost to upgrade the current fob entry system. Motion carried.

## **Reimbursement for Gardening Supplies**

Motion to reimburse [###] \$334.47 for gardening supplies used for building landscaping. Motion carried, one board member [###] recused from decision.

## **Reimbursement for Services Rendered**

Motion to reimburse [###] for 25.5hrs of on-site management @ \$23.5/hr for a total of \$599.25. Motion carried, one board member [###] recused from decision.

## **Vehicle Damage from Parkade Leaks**

Motion to reimburse [###] for professional cleaning to their car from leak damage in the parkade. Motion carried, one board member [###] recused from decision.

## **Patio Flooding Mitigation**

Motion to have a handyman apply Leak Seal Flexible Rubber Sealant (by *Rust-Oleum*) to all units affected by patio leaks in the last year. Motion Carried, one board member recused [###] from decision.

## **Next Board Meeting**

To be held November 16, 2015.

## **Adjournment**

Move to adjourn at 9:43pm. Motion Carried.