

Minutes of the Board Meeting

Darlington Arms Condominium Corporation

March 12, 2015

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

Gateway Representative: N/A

Called to Order: 7:15pm

Approval of Previous Minutes. A motion to approve the meeting minutes on Feb 12th, 2014. Motion carried.

Old Business

Tree by Parkade Wall

Jose from Gateway to find the contact information of the property owner and ask to have tree removed before parking lot wall is damaged. Tony to email Jose for followup.

Water Leaks

Background: multiple blockages in the kitchen and laundry stack for the '01 and '03 floorplans occurred after Rotor Rooter completed preventative maintenance on Friday, March 6, 2015. Rotor Rooter, Drain Doctor and Prostar were brought later that Friday night and the following Saturday and Sunday to clear the blockages and cleanup up water damage in multiple suites. Rotor Rooter photographed the problem stack on Tuesday, March 10, 2015 and confirmed the pipes are clear of blockages, although some buildup was still present.

Motion to apply and apply enzymes recommended by Drain Doctor and Rotor Rooter to dissolve remaining buildup over time. Suite owners will be contacted to coordinate application of enzymes to suite drains. Motion carried.

Motion to have Gateway find three quotes from three companies to have the building's stacks steam cleaned after enzyme treatment. Motion carried.

New Business

CO2 Sensor Replacement

Motion to pay \$1650 to replace failed CO2 sensor in the parkade. Motion carried.

Roof Replacement

Background: the roof is reaching the end of its life. There are increasing reports of water leaking into upper suites from roof water.

Motion to have Gateway find three quotes for roof replacement. Motion carried.

Malfunctioning Swing Gate

The swing gate is closing prematurely. Motion to schedule All Kind Doors to diagnose and fix the gate. Motion carried.

Next Board Meeting

To be held April 9, 2015.

Adjournment

Move to adjourn at 9:03pm. Motion carried.