

Minutes of the Board Meeting

Darlington Arms Condominium Corporation

June 15, 2017

Attendance: Erik (Chair), Tony (Secretary), Scott, Nicki, Martin, David

Gateway Representative: N/A

Called to Order: 7:36pm

Approval of Previous Minutes. A motion to approve the meeting minutes on May 18, 2017. 1: Erik ; 2:Scott. Motion carried.

Last Agenda

- Phone lines for intercom/elevator/fire
 - Both are with Telus but they send us two separate bills
 - \$200/month for 3 separate lines
 - \$100/month for a business line
 - Will try to bundle or downgrade our plan(s)
- 4th floor mold remediation
 - The mold has been removed but walls still need to be repaired.
 - The property manager has not been responsive.
 - Tony will discuss the situation with the owners before any decisions are made
- 5th floor ceiling leak
 - Damage first reported on 5th floor. The leak source seems like it's from the floors above.
 - Caon thinks it's a slow leak but they are not sure?
 - The property manager has not been responsive.
 - Board will take an active role in the next couple days to figure out the source and next steps.
- Getting Mr. Rooter as an approved contractor
 - Mr Rooter has been great and we want them back.
 - The property manager says they should be set up as an approved contractor within the week so board members don't have to pay for services and be reimbursed.
- 3rd floor: flooring deficiencies
 - The property manager has not been responsive.
 - Board will take an active role to facilitate.
- Reserve fund study
 - Still waiting to hear back from the engineer that viewed the building.

- The board will take an active role to get a status update.
- Spring cleaning: the board would like to book a large bin for 4hours for disposing of large items.
 - The chosen contractor is unable to give us a bin.
 - The board will find a new company to leave a bin.

Current Agenda

- 02'/04': status of leak starting at ~~702~~ 602
 - Priority 1: find out if anything is wet;
 - Can do with a flir camera
 - The way the drywall was cut is troubling too close to the ceiling. Who cut the wall? They need to be properly trained.
 - There might not be a job here. We need an independent consultation
 - An independent consultant will be visiting the week of June 19 to provide next steps.
- Reserve Fund Study
 - Booking the engineer to come in the 3rd Thursday of July for a sit-down with the board and fine tune the submitted draft study.
- 605: status of letter and fine
 - Letter ended up in the return-to-sender pile in the mail room so Martin slipped it under their door.
- 304 flooring
 - Owner now working with Ashley flooring directly.
- 401: update on repair
 - The owners fixed the wall themselves for under \$200 (Prostar estimated \$2500).
- Mr. Rooter approved contractor?
 - Approved as contractor, they've steamed the main stacks.
 - They are great to work with.
 - Their spray head is still stuck in the pipe from last year.
- Phone line plan investigation
 - Still waiting to hear back from Gateway about what the second elevator line is for.
 - Need to get our names put on Telus's list of approved admins for changes.
 - Will then cancel the second line because it doesn't seem to go anywhere.
- Parkade cleaning
 - Erik to contact Gateway to recommend a cleaner and schedule for after Stampede.
- Trash bin for spring cleaning
 - Found a company to place a bin and will try to schedule for weekend of June 24.
- Cutting parkade drainage channel
 - Erik to contact Specialized Garage to see what'd involved in cutting drainage channel without voiding membrane warrantee

Motions: Old Business

401 mold removal

Motion to reimburse 401 for initial mold removal because of the delay in bringing in contractors for remediation, although cause was determined to be from humidity within the unit. 1: Tony; 2: Martin. Motion carried

Motions: New Business

None

Next Board Meeting

To be held: July 20, 2017.

Adjournment

Move to adjourn at: 9pm . 1: Tony. Motion carried