

# Minutes of the Board Meeting

## Darlington Arms Condominium Corporation

### May 18, 2017

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

**Gateway Representative:** N/A

**Called to Order:** 7:16pm

**Approval of Previous Minutes.** A motion to approve the meeting minutes on April 20, 2017.  
1:Scott; 2:Tony. Motion carried.

#### Last Agenda

- #304 Flooring Deficiencies
  - Ashley flooring and Gateway have been followed-up with to start work. No response so far.
- #401 Mold Issue
  - Still no response from Prostar on status of this project.
- Garbage bin for spring cleaning
  - Erik has a guy: Wiz Environment Solutions
- Concrete cutting in the parkade
  - Erik will contact Specialized Garage quote on cutting better drainage.
- Parkade cleaning
  - Schedule a date after the concrete cutting is complete.
- Smoking Complaint
  - Complaints have recently been raised against #205 for cigarette smoke emanating from under the door into a neighbouring from the elevator lobby.
  - A letter will be slipped under their door.

#### Current 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.

## Motions: Old Business

None.

## Motions: New Business

### Regular cleaning of the plumbing stacks

Motion to have Mr Rooter to steam the stacks and root from the ground floor to the street as per our maintenance schedule. 1: Jon; 2: Tony. Motion carried.

## Next Board Meeting

To be held: June 15, 2017.

## Adjournment

Move to adjourn at: 8:44pm. 1: Tony. Motion carried.