

Minutes of the Board Meeting

Darlington Arms Condominium Corporation

September 28, 2017

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

Gateway Representative: N/A

Called to Order: 7:12pm

Approval of Previous Minutes. A motion to approve the meeting minutes on June 15, 2017. 1: Erik ; 2: Tony. Motion Carried

Last 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

Current Agenda

- Reserve Fund Study Revisions are being submitted to the vendor
 - Luke gave the board a presentation on the 1st draft of the reserve fund
 - Board is submitting revisions for a 2nd draft (and possibly 3rd) in time for budgeting motions at AGM.
- Set AGM date
 - Date set at Nov 16, 2017
 - See New Business Motion
- Confirmation of Auditor
 - See New Business Motion
- Flooring Deficiencies for #304
 - Waiting on quote from FirstOnSite.
 - Due to water loss August 2016 from rain storm.
 - See Old Business Motion.
- Loading Zone Abuse
 - Letter to 205 will be sent due to habitual abuse of the loading zone
 - Residents and guests of 205 no longer have loading zone privileges
 - Further abuse will result in an immediate tow
 - See New Business Motion

Motions: Old Business

304 Flooring Deficiencies

Motion to approve FirstOnSite quote (currently pending) if amount is \$7000 or less. Will re-evaluate if over that amount. 1: Erik; 2: Martin. Motion Carried

Motions: New Business

Date for 2017 AGM

Motion to have the next AGM on Thursday Nov 16, 2017. 1: Tony; 2: Nicki. Motion Carried.

Auditor for AGM

Motion to approve Murray Hunter to audit financials. 1: Scott; 2: Jon. Motion Carried.

Revoking of Loading Zone Privileges

Motion to revoke loading zone access from suite 205 due to repeated abuse of the 20-minute time limit. Letter to be sent to owner by Gateway. 1: Nicki; 2: Martin. Motion Carried.

Next Board Meeting

To be held: Oct 19, 2017.

Adjournment

Move to adjourn at:8:43pm. 1: Tony.