

Minutes of the Board Meeting

Darlington Arms Condominium Corporation

April 24, 2018

Attendance: David, Martin, Scott, Jon, Erik, Nicole

Gateway Representative: N/A

Called to Order: 7:09pm

Approval of Previous Minutes. A motion to approve the meeting minutes on March 20, 2018.
1: Scott ; 2: Martin. Motion carried.

Last Agenda

- Brick work (Jon)
- Loading zone fine policy
- updates
 - emergency access keys
 - service provider contract updates
- Bike cleanup
- Condo Fee raise

Current Agenda

- Brick work (Jon)
 - Jon to find contractor that can inspect the localized damage and also quote on a visual envelope inspection
 - 3 companies quoted for the envelope inspection:
 - Extreme Access - go in via rappelling from the roof - \$2200 for full inspection, no extra certification, but enough experience, visual inspection.
 - Orata Engineering - engineering firm - \$4695 - \$1400 equipment with photo documentation, scanning. Full on inspection, online access to data
 - Building science and Architecture, approved by GW as a vendor - \$2500, architecture company - focused on outside envelopes only (design, inspection, repairs). Will require access to to units, balconies and windows, requiring notice, and presence of a board member.
 - By bylaw it has to be done this calendar year, board might postpone this for a later day in the summer.
 - One brick repair postponed after the envelope.
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- Loading zone fine policy
 - Issues with the current offender will continue to be
- Updates
 - emergency access keys
 - On hold for now. Notices drafted, but no further progress for now.
 - service provider contract updates
 - On hold for now, no progress from GW.
- Contract change:
 - Benefits outweigh the higher cost.
 - Motion to:
 - change the management company from Gateway to Keystone Grey
 - Aim to start the transition as of May 1, 2018.
 - Erik to be in charge and start at this right away.
 - Vote: Unanimously, 6 out of 7 directors are present.
- Parkade cleaning - to be scheduled for June.

Motions: Old Business

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Motions: New Business

- Motion for using the same company for parkade cleaning as last time Komodo. 1: Erik 2: Jon
- Vote to change Property Management Company: 6 in favor, 1 not present.

Gateway Actions

- No actions

Next Board Meeting

To be held: May 15, 2018.

Adjournment

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