

Minutes of the Board Meeting

Darlington Arms Condominium Corporation

January 19, 2019

Attendance: Tony, Martin, Erik, Nicki, Jon, David

Keystone Grey Representative: N/A

Called to Order: 19:13

Approval of Previous Minutes. A motion to approve the meeting minutes on December 4, 2018. 1: Tony ; 2: Erik . Motion carried.

Last Agenda

- Update: 6th floor renovations to be complete by Dec 17.
- 7th floor noise complaints (issue 1).
- Noise complaint coming from second 7th floor suite (issue 2).
- 2nd floor odour complaint (issue 3).
- Onboarding new PM for Dec 10.
 - Audit ready for AGM? Can we set a date?
 - Accounting to advise on financial statements and repayment to reserve fund.
 - BEVA inspection quotes. Needs to be completed by end of 2018.
 - Review corporate insurance policy, including the bylaws in relation to insurance. Renewal: March 31, 2019.
 - Request a list of best practices for common support tickets from residents.

Current Agenda

- Monthly arrears
- Odour issue with 2nd floor suite
- Noise complaints with 7th floor suite
- AGM
 - What deliverables do we still need?
 - Reserve Fund Study
 - Audit
- BEVA quote
- 2019 Budget
- Reserve fund contributions
- Various Maintenance Items
- Updated property information
- Air conditioners

- Landscaping quotes

Discussion Notes

- Elevator will need to be shut down before the end of the month for a week for new brakes and rollers
 - notices to be posted
- AGM is tentatively set for Feb 26th. Auditor is unavailable so this date may change.
- Reserve Fund Study is done!
- Audit is done!
- BEVA
 - Reliance will give us a discount since they also did our RFS
- 2019 budget has been sent out
- Having parking lot doors repaired for security
- Turning off the intercom system from 11pm-7am to prevent non-residents from getting buzzed in at night.
- 5th floor had a water leak behind their shower.
- Minor 2nd floor toilet leak.
- 5th floor swing gate remote stolen from car in back parking lot.
- Noise complaints from 7th floor were discussed.
- KG to draft up a guide book for the building.

Motions: New Business

- Motion to charge residents \$25 for replacement parkade and swing gate openers going forward. 1: Martin. 2: Jon. Motion carried.

Motions: Old Business

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Next Board Meeting

To be held: After the AGM on Feb 26th, 2019

Adjournment

Move to adjourn at: 20:57. 1.Tony 2. Erik. Motion Carried

