

Essex Condominium Corporation #3

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Annual General Meeting

Sunday, March 8, 2009

Minutes

The meeting was called to order by Sheri Delacretaz, President, at 1:36 p.m.

Sheri introduced the members of the present Board of Directors – herself as president, Shelley Stieler, vice-president, Tessie Poberezny, treasurer, Dorothy Loscher, Inga Vassilieva, Jack Forcett, and Moe Gagner as directors, and Bob Penketh, property manager, Joy Penketh, recording secretary. Our guests were Gordon Lee, auditor and Pat Muscedere, bookkeeper.

ROLL CALL:

Pat Muscedere indicated that there was an insufficient number of owners in attendance or represented by proxy to constitute a quorum.

NOTICE OF MEETING:

Joy Penketh indicated that notice of meeting had been mailed and/or hand delivered three weeks prior to the meeting.

AUDITOR'S REPORT:

Sheri Delacretaz suggested that since Gordon Lee was in attendance we might as well discuss the audited financial report for the benefit of those people who had taken the time to come to the meeting and that all questions be held until Mr. Lee had finished his summary of the year's expenditures and reserve fund assets. Mr. Lee went through the audited report and explained how and why an audit was necessary. The Corporation was in line with where it should be according to the Reserve Fund Study but we will have to continue to be diligent in spending to meet the future needs of the fund. A brief discussion followed. A minimal amount of money had been requested by the Community Centre from the Reserve Fund and a refund from the Association account was being returned to all the Corporations.

There being no further questions regarding the audited financials, Mr. Lee was thanked for his input and attendance and he left the meeting.

There being no questions directed to our bookkeeper regarding budget matters, Pat Muscedere was thanked for attending and left the meeting.

As there was no quorum to approve the financials the balance of the meeting was merely a discussion of various items that had been taken care of during the past year and owners in attendance brought up issues they were interested in.

REPORT OF OFFICERS & DIRECTORS:

Sheri Delacretaz summarized the major decisions of the Board of Directors throughout the year, stating that the painting of the siding had been completed with the exception of the little spots where the air conditioner supports hadn't been removed. These spots will be covered as soon as the weather is warm enough but before the supports are put back in for the summer. Two of the lots and driveways that had little or no damage in them were just sealed after bad spots and cracks were filled with hot asphalt.

COMMITTEE REPORTS:

Sheri Delacretaz mentioned that the past year with the Roseville Community Centre has again been one of ups and downs and is still in a state of uncertainty but a new filter was purchased for the pool and two new roof top units were approved for the HVAC in the halls. This work would have to be done to bring it up to code no matter whether we keep it or sell it.

Bob Penketh discussed the proposed work to be done this year, which includes caulking around the doors and windows as well as the fact that the Corporation planted five Japanese Maples and the City planted nine various other trees - I. E.

Flowering Pear, etc. to replace many of the trees that had to be removed because of Emerald Ash Borer. We have had many positive responses to the paint colour of the siding. The Board has proposed that we place a faucet and hose as well as access to an electrical source over at the Maintenance Garage so owners can park their car in the spot reserved for the Maintenance crew in order to wash and vacuum their vehicle. Owners would have to bring their own supplies and vacuums but the water and electricity would be provided by the Corporation. Driveway signage is still being considered but the Board has to re-think the design and amount of lettering. The water damage in a unit that was vacant for a month was discussed. The owner had been advised to turn off the unit water supply prior to leaving on vacation but failed to do so. Extensive damage resulted from a cracked toilet tank and the secretary has requested a breakdown on the insurance claim from our adjuster.

Joy Penketh indicated the gardens have started to fill out and are starting to look well established so very few additions will be made this year. A sprinkler system for each of the garden areas has been installed and watering will occur in the very early morning hours in order to take advantage of the smart metering charges. The Corporation will continue to create a uniform affect by adding weathered rock to the gardens each year. As money permits one, or possibly two gardens will be edged with the weathered rock until such time as all gardens are complete.

NEW BUSINESS:

One owner indicated her deck had been altered to install one of the Corporation water systems and asked that it be repaired. This owner also indicated there was a problem with a loop of cable that hadn't been buried and could the Property Manager see if Cogeco would take care of this potential tripping hazard.

Another owner had a problem with an electrical panel that became corroded because of water from the outside of the unit and asked about compensation. Two adjacent owners indicated some of their shrubs had been dug up to repair the problem. The secretary will take this matter under advisement and look for answers.

An owner reported that his neighbour told him he had a leak in his unit and asked whether or not this owner had any problems with leaks. The secretary advised that no one had contacted the office and that the Corporation could not intervene unless approached by the owner with the problem leak.

An owner does not have a computer and asked for hard copies of the minutes.

No motions could be made and no elections were held due to the lack of quorum.

There being no further questions, people began to leave at 2:30 p.m.

Respectfully Submitted by: Joy Penketh (Secretary)