

Essex Condominium Corporation #3

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Board of Directors Meeting Monday, April 16, 2012

Minutes

Sheri Delacretaz called the meeting to order at 6:36 PM

ATTENDING: Martha, Bookkeeper, Shelley Stieler, Secretary, Joy Penketh, Bob Penketh-Property Manager, Jack Forcett, Inga Vassilieva, Sheri Delacretaz, Mary Wiseman, Tom Birkner and Ramesh Patel.

REGRETS: none

FINANCIALS: The financials for March were reviewed and discussed.

Joy moved to accept the financials as presented and Dorothy seconded the motion. ALL IN FAVOR. CARRIED.

Roseville Garden Community Ctr. Issued us a cheque for over-funding and the Board advised Martha to deposit it into the Reserve Fund.

Martha had ordered a stamp from TD Bank to use for the back of cheques.

TD Bank is charging us a fee for NSF cheques. In order to recoup these fees the Board has decided to raise their NSF fee from \$25.00 to \$30.00.

Joy made a motion to raise the NSF fee to \$30 and Inga seconded the motion. ALL IN FAVOUR. CARRIED.

Cheques were submitted for signature and as there was no further financial business Martha left the meeting.

MINUTES: The minutes from March were reviewed and discussed.

Joy moved to accept the minutes and Mary seconded the motion. ALL IN FAVOUR. CARRIED.

Unfinished Business:

Roofing- The roofs have commenced. Bob had a meeting with the Engineer and the Kingsville Roofing to remind them of their clean-up of the nails and debris.

Marvin is ahead of the roofers, with the installation of the bubblers.

Building #1 still needs the soffits put on.

An owner refused to cooperate with the roofing company, by not moving a parked car. Bob reminded the Board that letters were sent to all the owners affected by the roofing to be aware of the project and to please coordinate with the efforts. If cooperation is not followed, the Board cannot be responsible for any problems.

All in all, Bob claims roofing is going quite well, very smooth, and Kingsville roofing seems to be more confident with the project because of the previous experience.

Fencing-

There seems to be a fencing problem on the east side of the condo. Where the common area backs into the Community Living building, there seems to be kids of all ages, breaking down the fence to make a shortcut path. We have had complaints from neighbors about the traffic. Bob has replaced the wood planks on the fence on numerous occasions, but has asked the Board to help him come up with some ideas to permanently fix this problem. In trying to keep cost down, Jack suggested that we do like the city does for the parks. Leave a small opening, in which just a body can fit through. Bob looked into adding extra plywood and screwing down the boards, yet this could run the condo an expense of \$6,000 to \$9,000. The Board agreed to try the suggestion that Jack gave.

Tom made a motion to create a fence area with a small opening and Shelley seconded the motion. ALL IN FAVOUR. CARRIED.

Bob presented a pamphlet from the City of Windsor that an owner gave to him. It is regarding a Basement & Flooding Protection Subsidy Program. The Board decided to put it on the web page for everyone to view.

Policies & Procedures and By-Laws- Unfortunately, nothing has been started yet.

Reports:

Property Manager- Bob has been busy dealing with the roofing project.

Community Ctr- The pool is finally open! People are slowly starting to come back once they find out the pool is open! Jack commented that Elmira did a beautiful job on the pool.

Jack & Dorothy are compiling a list of things to do around the Community Ctr and are going to bring it to the Community Ctr Board. Lots of little projects need to be done to make the Community Ctr better.

Garden- We are going to need someone to do some weeding in the gardens. In the past, we have hired a student for a few hours a week for a few weeks to get some gardening done. The Board agrees that we have beautiful gardens and we need to keep them up as best as possible!

Shelley made a motion to hire a student to help with gardening and Dorothy seconded the motion. ALL IN FAVOUR. CARRIED

New Business-

ELECTIONS-

Vice President- Dorothy Loscher

Treasurer- Inga Vassilieva

Secretary- Shelley Stieler

Joy made a motion to accept the elections and Tom seconded them.

ALL IN FAVOUR. CARRIED

5 Year Plan- Everyone needs to sit down and think about what needs to be done around the complex.

Walk-Around- Need to schedule one!

Adjournment at 9:07 p.m.

Next Meeting is Monday, May 28, 2012 at 6:30 p.m.