

Essex Condominium Corporation #3
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Board of Directors Meeting
Monday, April 20, 2009
Minutes

The meeting was called to order by Sheri Delacretaz at 6:37 PM

In Attendance

Sheri Delacretaz, Shelley Stieler, Moe Gagner, Tessie Poberezny, Dorothy Loscher, Jack Forcett, Inga Vassilieva, Pat Muscedere, Bookkeeper, Bob Penketh, Property Manager, Joy Penketh, Secretary

Regrets

Madan Tandon

Financial Report

Financial Report for March, 2009 was presented for review and approval. Discussion followed. Because the interest rates are so low at the moment we will keep the money available in the bank for work that has been contracted for. The invoice for extra salt was approved.

Shelley Stieler moved to approve the Financial Report for March, 2009. Moe Gagner seconded the motion. All in Favour. CARRIED.

Pat Muscedere had cheques signed and as there were no further questions she left the meeting.

Minutes

Minutes from the meeting of March 16, 2009 were reviewed and discussed. Once these minutes are approved they will be added to the website.

Shelley Stieler moved to accept the minutes and Moe Gagner seconded the motion. All in Favour. CARRIED.

Business Arising from the Minutes

Epoxy has been put into the cracks of the parking lot light standards. The Styrofoam forms for the concrete have not yet come in but work will commence as soon as they are received.

During the annual walk-around the Board discussed the difference between ordering new parking bumpers versus having the existing bumpers dry-ice blasted.

Moe Gagner moved that we just go forward with the dry-ice blasting on the guest and assigned parking spots for now and do the ones along the driveways at a later date. Inga Vassilieva seconded the motion. All in Favour. CARRIED.

The wording of the letter to the owners regarding the AGM was approved and Joy Penketh will have them run off and delivered.

There are several issues with windows and how we plan to keep them in good shape but this item will have to be tabled until we have additional information to discuss with Meloche Windows.

There still is a question regarding reimbursement of the Corporation's insurance deductible for the damages at the unit that suffered water damage. In addition, the next door neighbour's wall has not yet been repaired and Bob Penketh is in conversation with the contractor regarding this matter.

Reports

Bob Penketh presented his written Management report but no discussion was held as it appeared to be a relatively normal month. Sheri Delacretaz talked about advertising for the position of Community Centre Supervisor. The Association Board felt that it would look bad if we just gave it to our two Board members without having offered the position to all owners within the four condos. Bob discussed the problem he was having with buffing the floors at the centre. Joy Penketh had no report.

New Business & Correspondence

Discussion was held regarding the caulking around windows, doors and air conditioner sleeves as well as the garage doors. All of the Quotes were reviewed and Shelley Stieler indicated that, while Essex County Maintenance was not the lowest bid, we were familiar with their work and it was always done well and quickly and she would like to see them get the bid. Bob Penketh was asked to go back to them to see if we could negotiate a lower final figure. He was also asked to find out if ECM was using the same caulking and what type of warranty there was on the product.

No further projects will be discussed until the Board determines what it is going to cost the Corporation for waste removal until the city strike is over. Joy Penketh will be looking into the various methods of removal and has approval to proceed with whatever is best. We have changed our Post Office Box number but the street address and postal code remain unchanged. All owners and suppliers will receive a letter regarding the change.

Several owners and Board members are concerned regarding tenants disregarding the rules and regulations of the Corporation. As a result of this disregard the area is beginning to look very seedy and it isn't fair to those owners who take pride in their homes. Joy will be writing the owners to let them know that costs for repairs due to the neglect of their tenants or their disregard of the rules will be borne by the landlords.

Adjournment

There being no further business to discuss the meeting was adjourned at 8:37 PM

Notice of Next Meeting

The next meeting will be held Monday, May 18, 2009, at Roseville Community Centre

Respectfully submitted by: Joy Penketh, Secretary