

ESSEX CONDOMINIUM CORPORATION #3

P.O. Box 27063 7720 Tecumseh Rd. E. Windsor, ON N8T 3N5

Telephone (519) 945-1473

www.essexcondo3.com

Board of Directors Meeting- Monday, April 28th, 2014

MINUTES

Sheri Delacretaz called the meeting to order at 6:32 p.m.

ATTENDING: Linda, Bookeeper, Shelley Stieler, Secretary, Moe Gagner- Property Manager, Jack Forcett, Sheri Delacretaz-President, Mary Wiseman, Dorothy Loscher, Brenda Ritchie and Ramesh Patel

REGRETS: Maya Mitreva

FINANCIALS: The financial statements for March were reviewed and discussed.

Mary made a motion to accept the financial statements for March and Brenda seconded the motion. ALL IN FAVOUR. CARRIED.

Cheques were submitted for signatures and as there was no further financial business, Linda left the meeting.

MINUTES: The minutes from March were reviewed and discussed. Brenda refrained from voting because he was not at the March meeting.

Mary made a motion to accept the minutes for March and Ramesh seconded the motion. ALL IN FAVOUR. CARRIED.

UNFINISHED BUSINESS:

CO/Smoke Detectors- Sentry Fire will be installing 30 new CO Detectors and will also be doing the annual inspection on all smoke alarms in each unit. Moe will be coordinating this via letter with each unit owner. All unit owners not available at the allotted time, will go on a list and this list will be given to the Fire Chief. Each garage unit that has a door going into their unit, Jack and Moe have learned that if the door was up-to-code at the time the building was built, there is no need to change the door. Although, this might change with new fire codes.

Water Meters- All water meters that are not in use, have been turned off and we have been reassured that they can be turned back on when needed. This will save the condo some money, which is always a positive thing!

REPORTS:

Property Manager- Had meetings with Evernew to discuss spring cleanup and next winter's contract. Met with Enwin to shut off water meters. Had to call in Kingsville Roofing to look at a possible leak and to remove a wasp nest. Had Landgraff come and remove a tree stump. Received complaints about tenants and security was called to patrol area.

Community Ctr- There were 5 hall rentals last month. There was some issues with the roof leaking and Jack is going to stay on top of this. Garage sale is scheduled for May 3rd. Jack is getting prices to purchase a new energy efficient fridge. Still waiting on quotes for the change rooms.

ADJOURNMENT : The meeting was adjourned at 8:50 p.m.

NEXT MEETING WILL TAKE PLACE ON MONDAY, June 16th, 2014, AT 6:30 P.M.