

Essex Condominium Corporation #3
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Board of Directors Meeting
Monday, April 21, 2008
Minutes

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

In Attendance

- ❖ Sheri Delacretaz, Sam Yousif, Tessie Poberezny, Jack Forcett, Bob Penketh, Property Manager, Joy Penketh, Secretary, Pat Muscedere, Bookkeeper and Inga Vassilieva, potential board member

Regrets

- ❖ Shelley Holden, Dorothy Loscher, Moe Gagner

Welcome

- ❖ Sheri welcomed our newest Board member, elected at the recent AGM, Mr. Wisam Yousif (Sam) and introduced Inga Vassilieva who has agreed to sit as a Board member if accepted by the current Board of Directors.
Tessie Poberezny moved that the Board appoint Inga Vassilieva to the Board of Directors which motion to be ratified by the membership at our next Annual General Meeting. Sam Yousif seconded the motion. All in Favour. CARRIED.

Financial Report

- ❖ Financial Report for the month of March, 2008 were reviewed by the Board. Discussion followed regarding whether or not the excess for this month should be added to the Reserve Fund. It was decided to leave the excess in the Credit Union for now because we are coming into the busy season and will need it to pay bills.
Tessie Poberezny made the motion to approve the March financial report Inga Vassilieva seconded the motion. All in Favour. CARRIED.
- ❖ Update on the Reserve Fund Study – Jason Gregg of Sure Seal is preparing a roofing report which will be completed by Friday. This will be forwarded to the planner who has indicated the Study will be completed within 30 to 45 days from receipt of this report.
- ❖ Five Year Plan – Items were discussed at length and prioritized as to when they should be completed. Once additional information has been reviewed at the next meeting, the Corporation plans to commence with power washing, priming, painting, and caulking the aluminum siding; installing eaves troughs where there are none; insulating the mansard areas where necessary. This work, being done on the actual units, will probably mean we will have to delay additional work on the driveways until next year but with the rising cost of utilities it was felt that the owners would prefer this proposed schedule.

Minutes

- ❖ Minutes from the meeting of March 17, 2008 were reviewed and discussed. The problems with the children using the new driveway to skate board/bike/inline skate/play ball/etc., etc., etc. was discussed at length. It was decided to go to the expense of signage in order to get the Police involved because some of the parents are completely unreasonable about having their children told not to linger there. A notice will be sent to Landlords whose tenants are some of the problem.
Tessie Poberezny made the motion to approve the minutes. Sheri Delacretaz seconded the motion. All in Favour. CARRIED.

Business Arising from the Minutes

- ❖ The paint guarantee was reviewed from Affordable. Another quote is to come in from Luxwell Construction but Eric has not yet responded to phone messages left at his office.
- ❖ A test area was done partially insulating the mansard on one of the units to determine what method should be used. The Board has received a quote for doing something similar throughout the complex but want some assurances that this method will work so further research into the materials and method is being done and will be discussed in detail at the next Board meeting.
- ❖ Research into alternative energy sources, inspections and potential grants is being done by the Secretary. When various methods have been reviewed and costs have been determined packages will be put together for the unit owners. It may mean there would

be a contribution required by the unit owner if the Corporation were to proceed with alternate energy, however, that is still some time off and until actual costs are determined the Board can't know what type or amount of contribution would be required.

- ❖ We have received conflicting reports about whether or not we need special signage regarding the City By-law in order to have vehicles ticketed or fined by the city. Joy has been directed to get something in writing so we know just exactly where we stand in case we have to call in the city.
- ❖ The ward councilors for the city have received letters from the Corporation regarding the extremely bad paving on Roseville Garden Drive.

Maintenance Report, Community Centre Report and Garden Committee Report

- ❖ Bob Penketh suggested, now the good weather is upon us, that the Board plan its spring walk-around of the property. This is scheduled for May 3rd at 1 PM. Bob was directed to see that signage is made up to reflect "No skate-boarding, no in-line skating, no bike/scooter/tricycle riding; no ball playing, or basketball nets". This sign is to be put up on the side of the new driveway in parking lots D. The situation is totally out of hand and some parents are encouraging their children to be defiant when they have been told not to play amongst the cars.
- ❖ The new Thermal Cover has been approved for the pool but because of it being a special order it has not yet been installed. The Community Center Supervisor is now doing the cleaning of the building which used to be done by an outside contractor. These two jobs will continue to have separate job descriptions in case it is decided at some future time to put the cleaning contract up for tender again. An intake fan could not be turned off and an electrician had to be called in to take care of the matter.
- ❖ Gardens are being weeded and planted with additional plants. They appear to be coming along nicely. The protection over the nursery area has not been completed yet but we are removing and transplanting most of the plants in there right now.

New Business and Correspondence

- ❖ One of the owners called to ask about installing gas. Sheri Delacretaz recalled the gentleman we had in to discuss installation indicated that the gas company would pick up the cost of bringing the line in if we could get 95% of the owners to agree to pay for the individual hook-ups. The cost, otherwise, would be prohibitive to the Corporation so matters were left because it is too difficult to get our owners out to a meeting or to agree on most anything.

Adjournment

- ❖ There being no further business to transact the meeting adjourned at 8.25 PM

Notice of Next Meeting

- ❖ The next scheduled meeting will be Monday, May 19, 2008, at Rose-Ville Community Center.

Respectfully Submitted by: Joy Penketh (Secretary)

Please be advised that any toys or bicycles left on common sidewalks or drive-ways will be removed. The Corporation's By-Laws state there should be no obstructions to use of sidewalks or driveways so please comply by making certain your youngsters' toys are confined to your property.

Your Board is not certain why this happens but spring frequently brings an unusual number of automobile break-ins. Be extra cautious, making sure your vehicle is locked and keeping an eye out for your neighbours' cars when coming and going from the parking lots. If we keep alert we might be able to prevent further thefts.

The gardens are finally beginning to bloom but we notice damage to several plants. Please make certain your children stay out of the gardens so everyone can enjoy the blooms this summer.

We now have signage prohibiting skateboarders, skaters, etc. from playing or loitering on the parking lots. This should now help drivers from getting frustrated or nervous because they are never sure when a child will dart out between cars or they have to wait until the roadway is cleared of equipment or toys when they drive in and out.

Several owners were asking for grass seed for their front yards. We now have seed and if you call the above number we can arrange for you to pick it up. You must rake or hoe the area to loosen the existing soil then spread the seed and add a very light topping of compost (also available at the garage). Happy seeding!!!

Until and unless we are able to get more recycle bins we remind you to crush your boxes because they take up too much space if they are not broken down and flattened.

