

Essex Condominium Corporation #3

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Board of Directors Meeting Monday, August 15th, 2011

Minutes

Sheri Delacretaz called the meeting to order at 6:45PM

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

REGRETS: Tessie Poberezny, Ramesh Patel and Dorothy Loscher

FINANCIALS: The financials for July were reviewed and discussed.

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

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

MINUTES: The minutes from July were reviewed and discussed.

Shelley moved to accept the minutes and Inga seconded the motion. ALL IN FAVOUR. CARRIED.

Unfinished Business:

Roofing- Bob met with roofing companies and we have quotes coming in from 5 different companies.

Bids are being opened tomorrow, August 16th, for any of the Board members to attend as well as the engineer.

A special meeting will have to be held to accept a roofing company.

Reports:

Property Manager: Bob reported that we are having some "downspout" issues, so he brought the board a possible solution. There is a spout that can be run into the common area, at a very reasonable price, to flow the water away from the houses.

Community Ctr: The pool is closed due to paint peeling and falling into the pool. A meeting has to be held to discuss the situation and possible solutions.

Garden: For the fall, transporting and splitting plants needs to be done. Joy asked that we get some a help with this.

Shelley made a motion to hire Shelley from Essex County Maintenance for the fall cleanup for the gardens. Jack seconded the motion. ALL IN FAVOUR. CARRIED

New Business:

The community centre has given their budget for the 2011/2012 fiscal year. The increase for Essex Condo #3 is to be an additional \$33.83/month. This increase is due to life guard wages, manager wages and legal fees.

Joy made a motion to approve the 2011/2012 budget. Inga seconded the motion. ALL IN FAVOUR. CARRIED

Bob brought some information to the board on heating and cooling systems. We have some information on file if there is any one interested.

Adjournment: The meeting was closed at 9:15 p.m.

Next Meeting will be held on Monday 19th at 6:30 p.m.