

Essex Condominium Corporation #3

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Board of Directors Meeting

Monday, August 16, 2010

Minutes

Joy Penketh, Vice-President, called the meeting to order at 6:45 PM

ATTENDING: Tom Birkner, Pat Muscedere, Bookkeeper, Shelley Stieler, Secretary, Joy Penketh, Bob Penketh, Property Manager, Moe Gagner, Dorothy Loscher, Jack Forcett & Inga Vassilieva.

REGRETS: Sheri Delacretaz, Debbie Deschamps and Tessie Poberezny

FINANCIALS: The financials for July were reviewed and discussed.

Moe moved to accept the financials as presented and Jack seconded the motion. ALL IN FAVOR. CARRIED.

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

MINUTES: The minutes from July 19, 2010 were reviewed and discussed.

Tom moved and Inga seconded approval of the minutes. All in Favour. CARRIED.

From the July 19 minutes, there was a motion for a new roof for the maintenance garage and Tom Birkner was not aware of the motion at the time and did not vote. These minutes have been motioned to accept as modified to Tom's comments.

BUSINESS ARISING FROM THE MINUTES:

In regards to the 2010/2011 budget, the board feels we need to realistically see what we need for the reserve fund. We have decided we need a special meeting to look at the figures and see what is on the reserve fund list to make stronger determinations of the fund.

Shelley moved to increase common fees by 1%. Moe seconded the motion. All IN FAVOUR. CARRIED.

REPORTS- Property Management:

Unfortunately, due to outside circumstances, the paint that was spread on the parking lot has to be left as is. Bob looked into any chemicals to clean the paint up, but unfortunately any harsh chemicals will ruin our new pavement.

Community Centre:

Paint is bad in pool, yet nothing has been discussed as to a remedy.

Life guard wages were increased.

Garden:

Landgraff will provide us with seasoned mulch at no cost, yet we are responsible for picking it up. Joy will arrange for someone to do this.

New Business:

Solar Panels- due to the Condo Act, because we are a non-profit business, we have Andrea Thielk, our lawyer, looking into if we can legally put solar panels on our roof, in order to generate money back to the condo.

So, any decisions on the solar panels have been put on hold.

Joy also contacted Gordon Lee, who is also looking into the legalities of solar panels.

The board received a quote from Swiss Enterprises for metal roofing. Metal roofing is very durable and lasts longer than shingles. The board has decided to gather more information.

MOTION TO ADJOURN:

There being no further business to discuss, the meeting was adjourned at 8:35 p.m.

Notice of Next Meeting:

Monday, September 20, 2010