

Essex Condominium Corporation #3
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Board of Directors Meeting
Monday, August 17, 2009
Minutes

The meeting was called to order by Sheri Delacretaz at 6:42 PM

In Attendance

Sheri Delacretaz, Shelley Stieler, Moe Gagner, Tom Birkner, Inga Vassilieva, Pat Muscedere, Bookkeeper, Bob Penketh, Property Manager, Joy Penketh, Secretary

Regrets

Tessie Poberezny, Dorothy Loscher, Jack Forcett, Aimee Mills, Debbie Deschamps, Madan Tandon

Financial Report

Financials for July, 2009 were presented and discussed in detail. A serious conversation was held regarding our investments, reflecting on what we can or cannot do to increase our investment balances.

Shelley Stieler moved to approve the July, 2009 financial report. Tom Birkner seconded the motion. All in Favour. CARRIED.

Moe Gagner asked what had happened to the invoice he submitted for the webpage. Joy Penketh was certain she had forwarded the invoice to Pat but will check into it tomorrow.

Cheques were submitted for signature and, there being no further financial business to be discussed, Pat Muscedere left the meeting.

Minutes

Minutes from the July 20th meeting were presented and discussed. As an aside, and based upon the discussion held regarding our financial position, Inga Vassilieva put forth the idea of changing from a condo corporation to a freehold corporation. This will be looked into on the internet and by meeting with those who have a freehold situation as well as possibly preparing an information package for our owners to determine their position in the matter.

Moe Gagner moved to approve the minutes of June 15, 2009 as presented. Seconded by Shelley Stieler. All in Favour. CARRIED.

Business Arising from Minutes and Unfinished Business

Caulking is just about finished. Joy Penketh and ECM will sit down to determine who has not opened their patio gates and who still needs to be completed and a letter will go around once again.

Except for a few bumpers where people did not remove their vehicles the majority of the work has been accomplished and the new numbering system has been put into play.

Several sewer contractors have been contacted regarding appointments to review the sewer situation here at the complex with the idea of coming up with a plan for inspection and replacement and/or repair.

THERE HAS BEEN CONTINUAL ABUSE OF THE GUEST PARKING SPOTS BY OWNERS WHO HAVE MORE THAN ONE VEHICLE AND WHO PARK IN THE GUEST PARKING SO THAT THERE ARE NO SPOTS AVAILABLE WHEN OWNERS HAVE VISITORS. THE CORPORATION HAS BEEN TOO LENIENT WITH THESE OFFENDERS BECAUSE WE KNOW THAT PARKING IS A PROBLEM BUT WILL NO LONGER TOLERATE THIS AND A NOTICE WILL BE DELIVERED DOOR TO DOOR STATING THAT TOWING WILL COMMENCE SHORTLY AND VEHICLES WILL BE REMOVED AT THE OWNERS EXPENSE. There is a purple car and a red car that park in various spots in the lots serving 2621 Vine Court to 6711 Roseville Garden Drive (known as lots D & E) and there is a derelict vehicle in the lot serving 2600 to 2634 Vine Court and the tenants are using guest parking for their good vehicle.

Reports

Bob Penketh's Management Report was submitted. He is working with the student to keep the property neat when the student has to wait for more bumpers to paint numbers on. This young man is fast, accurate and follows directions well.

Sheri Delacretaz reported that the pool is shut down because there is no money in the budget and the pool needs to be drained, power washed and re-painted with epoxy. This is actually a repair and the money should come out of every condo group's Reserve Fund but certain individuals refuse to allow that. Our Board is disgusted with the power struggle of two individuals on the Association Board.

Joy Penketh submitted her Garden Report. She has had the temporary help weeding gardens when he wasn't busy with the parking bumpers. She would like to complete the small (mini-gardens) areas around the trash bins before the winter sets in, if possible.

New Business & Correspondence

A signed petition of complaint was submitted by several owners and tenants in one area regarding one of their neighbours. Joy Penketh had indicated to the petitioners that the Corporation is not responsible for settling neighbourhood disputes and the Board supported her statement however it was agreed that the petition should be forwarded to the landlord.

Once again the question of Smoke Alarm inspections was raised because there have been changes to the Fire Code and the Corporation is responsible for insuring that each unit has 3 alarms and that they are checked and batteries are replaced every six months. Joy Penketh will check into the cost of hiring an outside firm to do the inspections. According to the Condominium Act, even though our units are townhouses, the Board has the right to enter to take care of these matters and, in order to respect their neighbours' privacy, it was felt an independent company inspecting the premises would be less invasive than having someone from the Board inspecting.

Adjournment

There being no further business to discuss the meeting was adjourned at 9:05 PM

Notice of Next Meeting

The next meeting will be held Monday, September 21, 2009, at Roseville Community Centre

Respectfully submitted by: Joy Penketh, Secretary