

# Essex Condominium Corporation #3

P. O. Box 27060 • 7720 Tecumseh Rd. E. • Windsor, ON • N8T 3N5

Telephone/Fax (519) 945-1473

Webpage [www.essexcondo3.com](http://www.essexcondo3.com)

Board of Directors Meeting

Monday, August 18, 2008

Minutes

The meeting was called to order by Sheri Delacretaz at 6:32 PM

## In Attendance

- ❖ Sheri Delacretaz, Dorothy Loscher, Jack Forcett, Inga Vassilieva, Shelley Holden, Moe Gagner, Pat Muscedere, Bookkeeper, Bob Penketh, Property Manager, Joy Penketh, Secretary

## Regrets

- ❖ Tessie Poberezny, Madan Tandon, Sam Yousif

## Owner Concerns

- ❖ One of our owners, Brad Robinson and his wife Shawna, attended to discuss the replacement of their front door. There has been a conflict of opinion regarding the door opening and Mr. Robinson requested a re-measure of the door with two Board members and his wife in attendance in order to straighten out the matter once and for all. The cost of a re-measure will be split between the Corporation and Mr. Robinson. Joy Penketh is to contact Rona to set up an appointment to re-measure and she will then contact Jack Forcett and Sheri Delacretaz as well as Mrs. Robinson to let them know when it is.

## Financial Report

- ❖ Joy Penketh and Pat Muscedere reviewed and revised the Reserve Fund Study based upon discussions held last month. The revisions were sent to our Auditor to look over to make certain the changes were okay and to prepare a revised Form 15.
- ❖ Financial Report for July was presented for review and approval.  
*Shelley Holden moved to approve the Financial Report for July. The motion was seconded by Dorothy Loscher. All in Favour. CARRIED.*

## Minutes

- ❖ Minutes from the meeting of July 21, 2008 were reviewed and discussed. Moe Gagner has been working on the Webpage for the Corporation. He presently feels that this is a work in progress but it is essentially in place now.  
*Moe Gagner moved to accept the minutes and Shelley Holden seconded the motion. All in Favour. CARRIED.*

## Business Arising from the Minutes

- ❖ There was no time for any additional items to be discussed as the evening was essentially to handle the items discussed by the Corporation's lawyer and financial matters.

## Reports

- ❖ Bob Penketh submitted his monthly written property management report. Because of the ongoing expense of replacing fence planks and driveway signs ripped up for use as skateboard ramps and because of the total disregard of the signs prohibiting skating, etc. in the driveway that was recently paved, the Board directed Joy to send letters to some landlords.
- ❖ Sheri Delacretaz said the Reserve Fund Study for the Community Centre had not come in yet but they expected it this month. The Association Board wants to close the pool from November 1<sup>st</sup> to April 1<sup>st</sup> to save money and while the pool is closed they plan to upgrade the pool deck and possibly the dressing rooms or the bottom of the pool. Sheri was told to bring this decision to our Board for approval. This motion was discussed however, because it was not originally presented at the Association Board meeting and because there was no basis for the money that was expected to be saved and there was a question as to the legality of this action since there is still a pending legal action, ECC #3's Board declined to approve.
- ❖ Sheri also presented the Community Center Budget for 2008/2009. Commencing November 1<sup>st</sup> Condo #3 will be paying the reduced figure of \$1,824.59 per month to the Center.  
*Inga Vassilieva moved that the Corporation approve and accept the budget for the Community Center. Moe Gagner seconded the motion. All in Favour. CARRIED.*

- ❖ Joy Penketh presented her written garden report and indicated that there would be a great deal of work to be done to the gardens once the weather cooled in preparation for winter.

New Business & Correspondence

- ❖ New fence measurements were taken and quoted on and the Board approved proceeding with this work.
- ❖ The figures have been provided for the first sprinkler system and approved for payment. The quote for the next two sprinklers has been presented and the Board is looking at doing this work within the next budget.

Adjournment

- ❖ There being no further business to discuss the meeting was adjourned at 9:30 PM

Notice of Next Meeting

- ❖ The next meeting will be held Monday, September 15<sup>th</sup>, 2008, at Roseville Community Centre

Respectfully submitted by: Joy Penketh, Secretary

\*\*\*\*\*

**Information on recycling was distributed to each household. There are some new items now included in Windsor's recycling program that hadn't been in the past. Let's see if we can abide by these recycling restrictions and keep the area around the recycling and garbage bins clean and free from rubbish that attracts rodents. Your cooperation would be appreciated.**

**Any junk, toys or items of clothing left in the common areas will be picked up and placed in the garbage bins. Please have your children pick up after themselves or some of their clothing and toys will be disposed of.**