

Essex Condominium Corporation #3

P. O. Box 27063 7720 Tecumseh Rd. E. Windsor, ON N8T 3N5

Telephone(519) 945-1473 Fax(519)974-4487

www.essexcondo3.com

Board of Directors Meeting- Monday, August 20th, 2012
Minutes

Sheri Delacretaz called the meeting to order at 6:30 PM

ATTENDING: Martha, Bookkeeper, Shelley Stieler, Secretary, Bob Penketh-Property Manager, Jack Forcett, Dorothy Loscher, Inga Vassilieva, Joy Penketh, Sheri Delacretaz, Mary Wiseman and Ramesh Patel.

GUEST: Bart Seguin, Lawyer from Shibley-Righton- discussing some options for Essex Condo #3.

REGRETS: Tom Birkner

FINANCIALS: The financials for July were reviewed and discussed.

Shelley moved to accept the financials as presented and Mary seconded the motion. ALL IN FAVOR. CARRIED.

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

MINUTES: The minutes from July were reviewed and discussed.

Joy moved to accept the minutes and Mary seconded the motion. ALL IN FAVOUR. CARRIED.

Unfinished Business:

Security Lights- Bob reported that we currently have 8 of them that are filling with water, which is clearly a safety issue and can lead to something dangerous if not fixed immediately. Bob will get a quote for these to be fixed and bring to the Board for review.

Bob received quotes from Electrozad for our 5-year plan for lighting. The light we have currently for the parking lots are 45 years old and are constantly being called for maintenance and service. For the flood lighting, which we currently have, for 220 voltage, 400-watt bulbs, high pressure sodium, the cost comes in at \$14,170.00 for 16 poles. The Board has decided to park this quote and concentrate on getting the security light that are filling with water fixed.

REPORTS:

Property Manager-

Bob called in Kingsville Roofing to look at some shingles that had fallen. They walked the complex and repaired any that they saw had slipped or were missing.

The painting of the curb stones is almost finished.

Efforts are still being made to trap skunks and stray cats.

Garden-

The Board has to discuss the gardens and make a decision on what to keep and what not to in order to reduce the size of the gardens. The Board has agreed to do a walk-around to view each garden and make notes about each one to see what can be done with them. The walk-around will take place on Wed, August 22nd at 10:00 a.m.

A letter will have to go around to all owners to explain about the gardens and to ask if anyone would like any of the perennials for their own personal landscaping.

Community Ctr-

On Thursday, August 23rd, the Community Centre has arranged for the Windsor Fire Department to bring a Hook-n-Ladder truck around to teach fire safety to the neighborhood children and for them to get a chance to sit in the truck and ask questions. This will happen from 2:00 to 4:00 p.m. and there will be hot dogs for the kids to snack on, as well.

On August 27th-31st, there will be a Christian Church coming in, from 7:00 to 8:00 p.m. to read and teach the bible to anyone whom is interested.

On November 3rd, 2012, the next Garage Sale is scheduled at the Community Centre.

New Business-

The Board discussed the quote that Bob had received from Landgraff for the removal and pruning of trees in the common areas'. They went through the list and decided on which trees to take care of now and what ones that could wait till a later date.

The Board has decided to change direction and utilize the services of a new lawyer, Bart Seguin.

Inga made the motion to accept Bart Seguin and his law firm as legal services for Essex Condo #3.

Mary seconded the motion. ALL IN FAVOR. CARRIED.

Adjournment was at 9:30 p.m.

Next Meeting is Monday, September 17th, 2012 at 6:30 p.m.