

**ESSEX CONDOMINIUM CORPORATION #3**  
**P.O BOX 27063 7720 Tecumseh Road East, Windsor, On. N8T 3N5**  
**Telephone 519-945-1473**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**HELD MONDAY AUGUST 15th, 2016**

**Present:** Sheri Delacretaz, Jack Forcett, Ray Gorissen, Mark Sarty, Mary Dibley, Moe Gagner, and Joe Mazzotta, Brenda Ritchie, Shelley Stieler, Dorothy Loscher.

**Regrets:** Inga Vassilieva, Mary Wiseman.

The meeting was called to order at: 6:30 pm.

**Minutes of Previous Board Meeting - held July 7th, 2016** - Motion to approve the minutes as presented by Mark Sarty, seconded by Mary Dibley, all in favour, the motion was approved.

**Financial Report** - Joe Mazzotta reviewed the draft 2016/2017 budget, which incorporated financial figures from 2016 and projected numbers. The operating cost for the community centre for the next fiscal year will be updated in the approved budget. We project a surplus for the current year end. Fees will be held level for one year in 2016/2017. Future funding of the community centre reserve fund will need to be reviewed when figures become available as the reserve fund has been reduced during recent capital projects at the centre. Motion to approve the 2016/2017 budget in final form by Mark Sarty, seconded by Shelley Stieler, all in favour, the motion was approved.

**Reports** - Moe Gagner reviewed his report as presented to the Board of Directors. A quote was reviewed from Mates Electric for lighting upgrades, and quotes were reviewed for asphalt work. Motion by Mark Sarty to approve the lighting work by Mates Electric as quoted, seconded by Ray Gorissen. All in favour, the motion was carried. Motion to approve the asphalt costs as quoted by Shelley Stieler, seconded by Brenda Ritchie, all in favour, the motion was carried. - Jack Forcett reviewed the community centre report noting that a bike safety clinic was held at the centre by Windsor Police for interested residents in the community.

**New Business:**

- Moe Gagner completed a large amount of bush removal work on the property. Motion to approve payment to Moe Gagner in the amount of \$540.00 by Shelley Stieler, seconded by Brenda Ritchie, all in favour, the motion was carried.
- Ray Gorissen reviewed a matter regarding the community centre resolution.
- Shelley Stieler offered to assist with the purging of old records in the fall months. Community centre files can be moved to the garage.
- Automatic payment for condominium fees is to be offered to owners this year. Motion to provide the option of automatic payment of condominium fees for owners of the Corporation by Mark Sarty, seconded by Mary Dibley, all in favour, carried.
- The property is being baited for rats.
- Mark Sarty stated that a ballpark cost for a community security system would cost approximately \$25,000 - \$30,000 and that a wifi connection would be required for any such system. This could be looked at for the future.
- 2644 Vine Court may be subletting their basement which is not suitable as living quarters, in the past this unit has used fire pits which are not permitted.
- Two garbage bins are needed.

- Review and amendments to the rules and regulations was deferred to future meetings.
- In the next fiscal year Ron Duguay (landscape volunteer) will be provided with a budget of \$1,500.00 to use on landscape upgrades to the property. The funds will be administered through Moe Gagner and are included in the landscape budget. Motion to approve this potential expense by Mark Sarty, seconded by Shelley Stieler, all in favour, carried.

The meeting was closed at 8:40 pm. The next meeting to be Monday September 19th, 2016