

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

Board of Directors Meeting

Monday, December 1, 2008

Minutes

The meeting was called to order by Sheri Delacretaz at 6:40 PM

In Attendance

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

Regrets

- ❖ Shelley Holden, Madan Tandon

Financial Report.

- ❖ Financial Reports for October and November were presented for review and approval. Two GIC's have been purchased through Bank of Montreal and Joy will pick them up Tuesday and place them in our Safety Deposit Box.

Moe Gagner moved to approve both Financial Reports for October and November. The motion was seconded by Tessie Poberezny. All in Favour. CARRIED.

- ❖ Cheques were provided for signature and Pat left the meeting.

Minutes

- ❖ Minutes from the meeting of October 20, 2008 were reviewed and discussed. Due to reasons beyond his control Sam Yousif has been unable to attend all but two of the Board meetings since being elected in March so a letter will be sent to him releasing him from his position as Director.

Inga Vassilieva moved to accept the minutes and Dorothy Loscher seconded the motion. All in Favour. CARRIED.

Business Arising from the Minutes

- ❖ The question of large item and appliance removal was once again discussed in considerable detail. It was the feeling of the Board that this should be a service provided by the Condominium Corporation because in a lot of instances people do not have the means to dispose of such items themselves. Bob Penketh will arrange for Essex County Maintenance to do a regular pickup, when necessary, and charge ECC #3 on a monthly basis. The equipment the maintenance company will be using is too big to back into driveways and parking lots so a specific area has been designated. Because there will be an established pick up area from now on signs will be placed on every garbage bin advising people of the drop off area and how to get their furniture/appliances over to it.
- ❖ It appears there are several vehicles that have oil leaks and now that driveways and parking spots are being repaved and/or sealed these leaks will have to be repaired because the oil eats away at the asphalt and the Corporation will be faced with additional repairs after having spent a great deal for the original work. A letter is being sent around to ALL owners parked on the new or repaired lots advising them to see to these repairs without delay or they will be responsible for the cost of repairs.
- ❖ One storm drain in one of the parking lots has become a real problem causing flooding where cars are parked and damage to the footwear of people trying to step out of their cars. The Board discussed three quotes for repair work to the drain.

Dorothy Loscher moved to have On Top Asphalt Maintenance repair the drain. Moe

Gagner seconded the motion. All in Favour. CARRIED.

- ❖ The Christmas Craft/Gift/Bake sale was cancelled due to lack of participants. A notice had been sent around and posted on the garbage bins but only five people were interested. Perhaps if it is promoted earlier next year more people will have time to prepare for it.
- ❖ Driveway signage was discussed briefly but now the weather has turned colder we wouldn't be doing anything until spring so the Board suggested Joy research all possibilities further and it will be re-addressed in the spring.

Reports

- ❖ Bob Penketh submitted his monthly written property management report. Bob and Joy met with Chris Off from Flynn Corporation out of London. This gentleman was the roofing authority in a panel discussion at a recent CCI seminar and was very knowledgeable with our type of roofing. He came by while in town to get additional information about our complex and will be happy to meet with the Board of Directors over the next year or so to discuss our roofing needs. He recommended an Engineering Consultant who also had experience with low rise roofing who would be willing to meet with ECC #3 as well. Jack Forcett suggested that, when it was time to apply for permits for the roofing, we also see if the City Inspectors would consider coming around on a regular basis to inspect the installation of roofing and repairs to make sure we get just exactly what we were paying for. Photographs of the vandalism presently happening in the area were passed around the meeting. Additionally Bob mentioned people who are dropping trash outside of the bins and generally leaving the complex property looking seedy and unkempt. This includes adults as well as children. It was decided that cameras throughout the property might act as a deterrent. If people feel they are being captured on film they might be a little more considerate. Bob and Joy have been directed to research the costs and the methods used to monitor the films so this information can be discussed at the Annual General Meeting. Because this is considered an improvement rather than a repair or replacement, the project will have to be approved by 51% of all unit owners before the Corporation can proceed.
- ❖ Sheri Delacretaz talked about the constant dissension at every Community Center Association meeting and the fact that there will never be a meeting of the minds because no one is willing to change their position with respect to the pool. Joy Penketh mentioned the reception she received when she attended the meeting and the fact that they would not accept her as a bona-fide Director until such time as she had been elected or her appointment was approved at the Annual General Meeting. Alfred Cristea and Tom Price said that her position was not legal according to the Articles of Patent and the Center Bylaws. Because Joy had not reviewed either the Articles or the Bylaws she left the meeting. Thankfully Tessie Poberezny was able to attend and vote on the issues concerning the Board. It was felt that the sooner there was a comprehensive owners' meeting to determine the fate of the center the better. There was no sense attending meetings where parties could not agree month after month and an owners' meeting would settle the matter once and for all.
- ❖ Joy Penketh presented her written garden report and advised the winterizing of gardens and the sprinkler systems was finished. The City is planting trees this next week.

New Business & Correspondence

- ❖ There was a brief discussion regarding strengthening our by-law regarding owner responsibility for maintenance. Some owners think that they don't have to maintain replacements when they are made and that their common fees include replacing broken windows, doors, etc. The Corporation replaces items like windows, doors, mansards, etc. after normal wear and tear (the guaranteed lifespan of that item) but it does not repair or replace them when they have been damaged by the owners or their families or guests. This is already spelled out in the by-laws and declaration but some people don't read them.
- ❖ The belligerence of owners and tenants when being told to obey the rules of the Corporation will not be tolerated. Ignorance is no excuse. The rules and regulations can be found on our website as well as the policies regarding fences, awnings, satellites, etc. Board members and officers are merely doing their duty by advising people when they are breaking the rules and should be shown courtesy for doing what they are supposed to do. Instead, they are faced with insults and confrontation, especially from tenants. Landlords will be receiving letters regarding their rude tenants.
- ❖ There have been some problems regarding dogs not being on a leash and dog feces on lawns and in the common areas where children play. Joy Penketh has been directed to contact the Bylaw Enforcement

Department at the City of Windsor. The fines for these infractions are very hefty but the owners of the animals will not be warned in advance because when they have been told about the problems all they exhibit is scorn and rudeness.

- ❖ It was felt that tenants are definitely lowering the appearance and the values of our units due to their lack of interest in keeping their homes and yards in good shape. Landlords will be notified that, if the Corporation has to take care of the problem the cost will be charged back to the Landlord.

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, January 19th, 2009, at Roseville Community Centre

Respectfully submitted by: Joy Penketh, Secretary