

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, December 12 , 2011

Minutes

Sheri Delacretaz called the meeting to order at 6:45PM

ATTENDING: Martha, Bookkeeper, Shelley Stieler, Secretary, Joy Penketh, Bob Penketh-Property Manager, Jack Forcett, Inga Vassilieva, Tom Birkner, Ramesh Patel, and Sheri Delacretaz, President.

REGRETS: none

FINANCIALS: The financials for October & November were reviewed and discussed.

*Joy moved to accept the financials as presented and Inga seconded the motion. ALL IN FAVOR.
CARRIED.*

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

MINUTES: The minutes from October & November were reviewed and discussed.

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

Unfinished Business:

Roofs- Buildings #7 & #9 are completely finished with eaves troughs, downspouts and the bubblers have all been installed. Bob stated that he is very satisfied with the results. Building #5 should be completed very shortly. We are hoping that all units will be completely finished by the end of the year, of course, weather permitting.

The roof project has run a little slow, due in parts to weather and the roofing company having other projects to finish, as well. The roofing company worked in groups, one group would start , then another group would do something else, and so forth, which is why they did not finish one building at a time, which did result in it taking longer.

Due to the experience of the roofing project so far, the Board has discussed with the experience and knowledge they have now, the next project should run at a different pace.

Loans- The condo has been approved for a loan through TD bank, which would cover the remaining cost of the roofing project to complete. The Board discussed finishing the roofs over the next few years, in order to build the Reserve Fund, or to finish them all next year. Some of the outstanding factors to finish sooner than later, would be health and security issues and rising costs of materials and labour. The board has decided to have a meeting with the engineer and owner and estimator of Kingsville Roofing, in the new year, to discuss the guarantee for the remainder of the project. Joy asked that everyone compile a list of questions that they should have for this meeting.

Rules & Regulations and Policies & Procedures- This is something that needs to be looked at for the next meeting. Joy believes that some of these need to be more clearly defined, as they do go in the status certificates for new home buyers. Shelley will email a copy of each to the board members.

Reserve Fund Study- has been finished. Joy asked that everyone review for next meeting. Inga & Joy stated that they really enjoyed working with Dennis Pupulin from Mindquest. Dennis claimed that Essex Condo #3 is one of the "healthiest condos" that they have worked with. That is very nice to hear!

Reports:

Property Manager- Bob discussed a matter with a unit regarding a leak and the board has decided to send the owner a letter.

A petition was brought to the board concerning some pine trees that were messy and in the way. The board took this into consideration and has removed two trees in this area.

Community Ctr.- Renovations have started! The pool is drained and they are reparging the cement, not repainting the pool. The pool will probably not re-open till mid January 2012. They have also fixed the men's showers and are currently looking for heaters for them as well.

Garden- Unfortunately, when Joy went to get the trees that were on sale, they were all gone. We will wait till next fall's sale to purchase these. Due to the donation of some wood from a owner, they will utilize these for garden walls. Joy did as much pruning and moving of plants as she could and the rest will have to wait till the spring.

New Business:

Roof Line- After consideration and upon the advice of counsel, and that of the Engineering Firm, IRC Building Sciences Group Inc., the Board, upon their own observations and concerns, which relate to possible safety issues and personal/property damage due to ice damming and falling icicles, as well as lack of proper ventilation in unit attics, passed a resolution to extend the roof line and include additional eaves troughs throughout the complex at the same time as the roofing is replaced.

They will be replacing the roofs over a three year period and will be looking into financing the final portions over the next several years. The opinions of legal counsel and the engineering group are in the document files of the Corporation with the copy of these minutes.

Joy Penketh made the motion to pass this resolution and was seconded by Shelley. ALL IN FAVOUR. CARRIED.

Articles- Condominium Act 1998

Changes made by corporation

97. (1) If the corporation has an obligation to repair the units or common elements after damage or to maintain them and the corporation carries out the obligation using materials that are as reasonably close in quality to the original as is appropriate in accordance with current construction standards, the work shall be deemed not to be an addition, alteration or improvement to the common elements or a change in the assets of the corporation for the purpose of this section.

Changes made without notice

(2) A corporation may, by resolution of the board and without notice to the owners, make an addition, alteration or improvement to the common elements, a change in the assets of the corporation or a change in a service that the corporation provides to the owners if,

- a) it is necessary to make the addition, alteration, improvement or change to comply with an agreement mentioned in section 113 or the requirements imposed by any general or special Act or regulations or by-laws made under that Act;*
- b) in the opinion of the board, it is necessary to make the addition, alteration, improvement or change to ensure the safety or security of persons using the property or assets of the corporation or to prevent imminent damage to the property or assets.*

Resignation- Unfortunately, Tessie Poberezny, has tendered her resignation from the board. She will be greatly missed!

Adjournment- 9:50 p.m.

Next meeting: Monday, January 16th, 2012 at 6:30 p.m.