

Essex Condominium Corporation #3
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Board of Directors Meeting
Monday, February 16, 2009
Minutes

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

In Attendance

Sheri Delacretaz, Dorothy Loscher, Jack Forcett, Inga Vassilieva, Shelley Stieler, Tessie Poberezny, Moe Gagner, Madan Tandon,
Bob Penketh, Property Manager, Joy Penketh, Secretary

Regrets

Pat Muscedere, Bookkeeper

Financial Report

No Financial Report was presented due to Pat Muscedere's absence. The Board did not feel it was necessary for Pat to come in from her home on a holiday.

Joy Penketh once again did a breakdown of budget expenses for a three and four bedroom unit and a garage unit. Because she is leaving for vacation tomorrow she is going to forward a copy of this budget to the Board members for review.

Banks and credit unions only insure up to \$100,000.00 invested in their companies, whether it be through GIC's, current accounts, or savings accounts. Because of the requirements of the Reserve Funds for both the Corporation and the Community Center the Board is faced with the task of spreading money around to various financial institutions over the next several years.

Minutes

Minutes from the meeting of January 19, 2009 were reviewed and discussed. Once these minutes are approved they will be added to the website.

Shelley Stieler moved to accept the minutes and Jack Forcett seconded the motion. All in Favour. CARRIED.

Business Arising from the Minutes

Letters to landlords about their tenants were reviewed and Joy Penketh was directed to make certain changes and send them.

Reports

Bob Penketh submitted his written report. He submitted his findings regarding damaged parking lot light poles to the Board by electronic mail and was directed to look into costs for replacement. He brought these findings to the meeting and the Board asked that he check into alternatives – i.e. aluminium hollow poles to slide over existing poles (sleeves) and to have the power to each lot checked out and the condition of the existing wiring reported on. He spoke at length on the problems encountered due to the winter weather and will arrange to get a price on slab-jacking where necessary and to have Marvin replace the parking bumpers that were pushed over during snow removal. He drew the Board's attention to Marvin's comments about the damage they found to some of the siding areas, mostly due to cable having been removed and the resulting holes not being caulked when this was done.

Shelley Delacretaz reported that the Association Board voted to have the two rooftop units replaced. Some Board members questioned this in view of the existing legal problems surrounding the center but they were informed that, no matter what final decision is reached the building will still need to be in good repair and these units are fried. The

Supervisor indicated he would not be available to work the extra hours the Board wanted the swimming pool opened and they couldn't get lifeguards for the school break so additional hours have been cancelled for now and there will be no swimming during school break.
Joy Penketh had no garden report.

New Business & Correspondence

A letter from one of our owners with a copy of an accompanying deed was presented for the Board's information. Sheri Delacretaz submitted the suggestion that the Corporation offer a perk to the owners by placing a water faucet and hose and an electrical outlet near the maintenance garage so that people can take their own soap and vacuums to wash and clean their vehicles in the spot allocated to the maintenance area next to the fence. This will be available from approximately 9:30 AM to dusk and then will be turned off to avoid abuse of this service and to preserve the right of quiet enjoyment of the owners closest to the garage. Odd numbered units will have Monday, Wednesday, Friday and Sunday because there are more odd numbered units. Even numbered units will have Tuesday, Thursday, and Saturday.

Moe Gagner moved to approve this perk and Tessie Poberezny seconded the motion. All In Favour. CARRIED.

The Board members were requested to follow-up with their friends and neighbours regarding attendance at the Annual General Meeting or to gather proxies if owners could not attend.

Motion to Adjourn

There being no further business to discuss Shelley Stieler moved to adjourn at 8:30 PM

Notice of Next Meeting

The next monthly Board Meeting will be held on Monday, March 16, 2009 at Roseville Community Center at 6:30 PM.

Respectfully submitted by: Joy Penketh, Secretary