

Essex Condominium Corporation #3
P. O. Box 27060 • 7720 Tecumseh Rd. E. • Windsor, ON • N8T 3N5
Telephone/Fax (519) 945-1473

Board of Directors Meeting
Monday, February 18, 2008
Minutes

The meeting was called to order by Sheri Delacretaz at 6:32 PM

In Attendance

- ❖ Sheri Delacretaz, Shelley Holden, Dorothy Loscher, Jack Forcett, Bob Penketh, Property Manager, Joy Penketh, Secretary, Tessie Poberezny, Moe Gagner

Regrets

- ❖ Tricia Dean, Pat Muscedere, Bookkeeper

Financial Report

- ❖ Financial Report for the months of January was unavailable this month. Both January and February will be reviewed and approved next month.
- ❖ The questionnaire and supporting documents were sent off to the Reserve Fund Study Planner. The only report not yet forwarded was the roof report which will be completed and sent once the weather clears.

Minutes

- ❖ Minutes from the meeting of January 21st, 2008 were reviewed and discussed.
Shelley Holden made the motion to approve the minutes. Dorothy Loscher seconded the motion. All in Favour. CARRIED.

Business Arising from the Minutes

- ❖ Joy Penketh advised that she has contacted several owners regarding the possibility of their running for the Board positions that are coming up. She has received one positive response so far and is waiting for two more answers.
- ❖ Notices of Meeting for the AGM will be going out this week.
- ❖ Discussion was held regarding a "recreation fund" being set up for the Board members. They donate their time and energy every month and want it known that the Corporation will be covering the cost of refreshments at the various meetings they have to attend regularly. This is standard practice in other condo groups and the Directors want to establish this as a standard practice within Essex Condo #3.

Maintenance Report, Community Centre Report and Garden Committee Report

- ❖ Several matters were presented by Bob Penketh. Essex County Maintenance will be initiating a new contract to replace the one expiring April 1st. They have increased their monthly charge to \$3200 from \$2780 and they are also requesting changes regarding snow removal. If there is more than a 6" snow fall they have asked for a set fee of \$500 over and above their monthly charge, capped at three 6" snow falls. The Board had several concerns regarding this but understand that, with a limited area to push the excess snow, Marvin would have to bring in dump trucks to cart the snow piles away and it would be questionable whether we would ever have a 6" snow fall in any event. Tesla Electric provided a quote for permanently tacking up the security lighting cables that constantly fall across garage unit picture windows after a high wind.
Shelley Holden moved to approve the work to be done by Tesla Electric, Tessie Poberezny seconded the motion. All In Favour. CARRIED.

Moe Gagner moved to approve the special snow fall fee submitted by Essex County Maintenance. Tessie Poberezny seconded the motion. All In Favour. CARRIED.

❖ There is not much to report on the Community Centre. There were some problems with drainage from the roof which were taken care of on the west side of the building. Now there is a similar problem over the pool area which will be taken care of in the same manner. There does not appear to be a switch to turn the return air fan off so the committee will be calling in an electrician to either install a switch or an automatic timer to turn it on and off regularly. Joy Penketh brought up the question regarding salt water again and some of the Board members wondered whether or not there would be any further major expenditures approved as long as there is still a legal matter hanging over our heads.

❖ No Garden Report

New Business and Correspondence

- ❖ Jack Forcett looked over the ERCA list of trees and shrubs available for replacing the trees that were removed last year and made certain suggestions as to which ones would best suit our property.
- ❖ Joy Penketh mentioned the problem regarding the lack of incorporation documents and the answer she received from the Department of Records when she went to find out how to file for them. This matter will be discussed with Gordon Lee at our annual meeting.

Adjournment

❖ There being no further business to transact the meeting adjourned at 8:08 PM

Notice of Next Meeting

❖ The next scheduled meeting will be Monday, March 17th, 2008, at Rose-Ville Community Center.

Respectfully Submitted by: Joy Penketh (Secretary)

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