

# **Essex Condominium Corporation #3**

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Board of Directors Meeting- Monday, February 22nd, 2013

## **Minutes**

Sheri Delacretaz called the meeting to order at 6:35 PM

**ATTENDING:** Martha, Bookkeeper, Shelley Stieler, Secretary, Bob Penketh-Property Manager, Jack Forcett, Sheri Delacretaz, Mary Wiseman, Tom Birkner, Dorothy Loscher and Ramesh Patel.

**REGRETS:** Inga Vassilieva

**FINANCIALS:** The financials for January were reviewed and discussed.

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

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

**MINUTES:** The minutes from January were reviewed and discussed.

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

### **Unfinished Business:**

AGM The Board discussed not rushing into a new by-law for the AGM. They decided to wait and get all the information correct and possibly have a special meeting in the summer to pass the new by-law. A letter regarding the sewage problem needs to go out in the AGM package.

### **REPORTS:**

#### **Property Manager-**

Bob has looked into signage for the excess dumping that is happening around our Condo. There is too much of this happening and it is costing the Condo an extra \$6,500 per year to get rid of it all! The Board is hoping that the signage will help reduce some of the outside dumping that is occurring and deter people from abusing this.

The batteries for the smoke alarm are in and Bob will be distributing these to homeowners in the next few weeks.

Bob has looked into a preventative maintenance for the water shutoff valves. It seems there should be a 2<sup>nd</sup> shutoff valve at the meter in order to prevent further water damage. The Board liked this idea and Bob has agreed to get quotes from a plumber.

There is a current sewage problem in row of homes. It seems that people are flushing the wrong items down the toilet, which in turn is causing major problems in the neighbor's basement. Letters have been sent to the individual homes that are in that row, asking to please be very careful of what is going in the sewer system and to refrain from flushing larger items down the toilet, such as diapers. This will cause a lot of extra problems to the homes, which will cost extra money to the Board to fix these sewage problems. Letters will be going out to all homeowners regarding this situation.

**Garden-** No Report

**Community Centre-**

Jack and Dorothy are busy getting quotes for a new pool cover and new blinds. There is a March Break swim from the 11th to the 16th, with an open swim from 1:00 to 4:45 p.m. each day and a Family swim from 5:00 to 6:15 each day, with lifeguards.

**NEW BUSINESS-**

AGM is set for Monday, March 18<sup>th</sup> at 6:00 p.m. in large hall at Community Ctr.

**ADJOURNMENT:** The meeting ended at 8:45 p.m.

**Next Meeting:** Monday, March 18, 2013 at 6:30 p.m.