

ESSEX CONDOMINIUM CORPORATION #3

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Board of Directors Meeting- Monday, February 23rd, 2015

MINUTES

Sheri Delacretaz called the meeting to order at 6:30 p.m.

ATTENDING: Shelley Stieler, Secretary, Moe Gagner- Property Manager, Jack Forcett, Sheri Delacretaz-President, Mary Wiseman, Dorothy Loscher, Brenda Ritchie, Ray Gorissen and Ramesh Patel

REGRETS: Maya Mitreva and Linda, Bookkeeper.

FINANCIALS:

The financials for January 2015 were reviewed and discussed.

Mary made a motion to accept January financials and Brenda seconded the motion. ALL IN FAVOUR. CARRIED.

MINUTES:

The minutes from January were reviewed and discussed.

Mary made a motion to accept the minutes and Jack seconded the motion. ALL IN FAVOUR. CARRIED.

UNFINISHED BUSINESS:

LED Lighting- The Board received more quotes for the LED lighting for parking lots and security. Moe met with more companies to get the quotes. It seems we have some bigger issues to take care before the lighting, so the lighting has been tables till the spring.

AGM- The meeting has been secured for Monday, March 30, 2015 at 6:30 p.m. in the large hall at the community centre.

#2652 Vine Court- Needed some trusses repairs. The Board has decided to go with Pro Trades Unique Renovations to complete the work.

Shelley made a motion to accept the quote from Pro Trade and Brenda seconded the motion. ALL IN FAVOR. CARRIED.

REPORTS: Property Manager- Moe has been busy getting quotes and meeting contractors for the LED lighting. He is also busy getting information and meeting with contractors to find a reasonable solution for insulating our mansards. He had some calls from owners reporting complaints about sidewalks not being cleared and he spoke to Discovery and they took care of it. He noticed sewer grate sinking in Lot F and will keep any eye on situation and have repaired in the spring. Had another pipe burst in a unit and has been busy dealing with this and insurance.

Community Ctr- There will be open swim for March Break.

NEW BUSINESS: We are having major issues with pipes bursting in upstairs bathrooms. The Board is aware of how serious this situation is and is working hard to get a solution for this problem. We are consulting with engineers to discuss insulating the mansards to fix the pipes getting frozen. There is also a concern about our insurance and the claims being put in to cover these damages from the bursting pipes.

ADJOURNMENT : The meeting was adjourned at 8:15 p.m.

NEXT MEETING WILL TAKE PLACE ON MONDAY, March 16th, 2015, AT 6:30 P.M.