

Essex Condominium Corporation #3

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Board of Directors Meeting Monday, February 27, 2012

Minutes

Sheri Delacretaz called the meeting to order at 6:30PM

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

REGRETS: none

FINANCIALS: The financials for January were reviewed and discussed.

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

Joy moved to increase the monthly contributions to \$12,000 to the Reserve Fund, beginning March 1st, 2012. Dorothy seconded the motion. ALL IN FAVOUR. CARRIED

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

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

Jack moved to accept the minutes and Jack seconded the motion.

ALL IN FAVOUR. CARRIED.

Sheri and Tom abstained from voting due to their absence from the last meeting.

Unfinished Business:

Roofing- Bob did the walk around with engineer, roofing company and manufacturer, Suprema. There were a few minor issues, which were to be fixed right away. Bob actually went on the roof with everyone and reported that he was very "impressed" with the roofing job and that Kingsville Roofing did a "wonderful" job.

Before we start the next round of roofs, in the spring, Bob mentioned that he would like Marvin to install the drains on the corners of buildings.

City of Windsor- Joy spoke to them about the draining notice they sent around and they came out to look at our bubblers we installed and they claimed they would not touch anything in between concrete. Condo townhouses are different than other homes.

Policies and Procedures- tabled to next meeting.

Bank Loan- the loan process has started, even though the by-law hasn't been approved. This is only to expedite the process.

Reports:

Property Manager- It has been quite.

Community Ctr- The pool had to be ripped down to the cement and start fresh! They are going to put the first coat on this week- it has to dry – coat again-dry and coat again. There is more work to be done than originally thought. The heaters in the women's dressing room were taken out and cleaned and put on timers. The After School Program is very successful! They are getting approx. 20 children and the kids are loving it!

Garden- Last year we hired Shelley from Essex County Maintenance to help with the gardens and the board discussed hiring her again for this spring/summer.

Joy made a motion to hire Shelley at the same rate and for the same hours for the spring/summer season to maintain the gardens. Shelley seconded the motion. ALL IN FAVOUR. CARRIED.

New Business:

AGM- board members are working on getting proxies from owners. Working hard to pass this Borrowing By-Law, so there is no need for a special assessment.

Adjournment at 8:17 p.m.

Next Meeting is Monday, March 19th, 2012 at 6:30 p.m.