

# Essex Condominium Corporation #3

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Board of Directors Meeting

Monday, January 17, 2011

Minutes

Sheri Delacretaz, President, called the meeting to order at 6:40 PM

**ATTENDING:** Martha, Bookkeeper, Shelley Stielor, Secretary, Joy Penketh, Bob Penketh, Property Manager, Moe Gagner, Dorothy Loscher, Jack Forcett, Inga Vassilieva and Tom Birkner.  
Special Guest- Off site owner Jim Bowman

**REGRETS:** Tessie Poberezny\_

Sheri welcomed Jim Bowman to the meeting as well as welcoming Martha from Lynn Freeland's office to her first meeting.

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

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

The financials for December were reviewed and discussed.

Tom moved to accept the year end financials as presented and Joy 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 November 15, 2010 were reviewed and discussed.

*Joy moved to accept the minutes and Inga seconded the motion.  
ALL IN FAVOUR. CARRIED.*

## **BUSINESS ARISING FROM THE MINUTES:**

Roofing- Still waiting on specs from engineer.

Updating Policies & Procedure and Rules & Regulations- Joy said she would chair a special meeting for reviewing and updating these. Joy, Sheri and Shelley will be meeting on Thursday, January 20 at 10:00 a.m. to start this process.

## **REPORTS- Property Management:**

December was quiet, probably due to the holidays.

## **Garden:**

Nothing to report.

## **Community Centre:**

Second year running, the centre received a 5 star facility by the Board of Health.

They have added a Senior Swim ages 60 plus on Wednesdays, Fridays and Saturdays from 6:00-7:00 p.m.

Lots of attendance recorded for the Sunday open swim from 1:00-5:00p.m.

Halls, office and lifeguard station had their floors stripped and waxed.

A new bright light installed in front entrance of the centre.

**New Business:**

The board has decided to go with Mindquest for the Full Reserve Fund Study.

*Moe moves to accept Mindquest for the Full Reserve Fund Study and Tom seconded the motion. ALL IN FAVOUR.  
CARRIED*

Board Terms- Three people have terms that are up this year. Joy Penketh, who will not be running again. Shelley Stieler, who will run again and Tessie Poberezny, who will run again. We have a new member on the board who will be running this year, as well, and that is Jim Bowman.

Individual Home Security- Bob presented a package to the board on home security through ADT. ADT is giving the condo members interested in security systems a member discount price. Bob has agrees to present this at the AGM in March.

AGM- Tentative date set for Monday, March 28<sup>th</sup>.

**MOTION TO ADJOURN:**

There being no further business to discuss, the meeting was adjourned at 9:30 p.m.

**Notice of Next Meeting:**

Monday, February 21, 2011