

Essex Condominium Corporation #3

P. O. Box 27063 7720 Tecumseh Rd. E. Windsor, ON N8T 3N5

Telephone(519) 945-1473 Fax(519)974-4487

www.essexcondo3.com

Board of Directors Meeting- Monday, January 21st, 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, Inga Vassilieva, Sheri Delacretaz, Mary Wiseman, Tom Birkner, Dorothy Loscher and Ramesh Patel.

Guest: Gordon Lee

Gordon went over the financial statements for the year. There was no problems.

Shelley made a motion to accept the financials for the 2012 year. Mary seconded the motion. ALL IN FAVOR. CARRIED.

REGRETS: none

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

Shelley moved to accept the financials as presented and Ramesh 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 November were reviewed and discussed.

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

Unfinished Business:

Roofing- Inspection has been done on the roofs and it passed. For the final roofs to be done, the Engineer asked Bob if they could start earlier in the spring. Bob said no problem, as long as the weather doesn't affect the work.

REPORTS:

Property Manager-

Just some minor problems this month. Fixing a fence, pulling up roots from a tree and meeting with roofing individuals. Having a problem with sewers in one of the rows and had company out to clean them out and install a cleanout in front of house.

Garden- No Report

Community Centre-

There was a window replaced in the pool area and the windows in the small meeting room and kitchen will be replaced in February. Skylights in the pool area have been approved to be replaced. Every Sunday there is an open swim from 1:00 – 5:00 p.m. with a lifeguard and there is Aqua Fitness 3 times per week at the pool.

GUEST- Bart Seguin, Lawyer, from Shibley Righton

Bart came in to explain the unanswered phone calls and lack of communication with the condo. He was very apologetic and explained he has been sick and had to have surgery and is now recovering. He is taking on less of a workload and is delegating more work to his co-workers. He guaranteed that he will communicate with us and that would love to see this new partnership through. He brought information on a new by-law that the condo is interested in passing and there was a discussion on this.

NEW BUSINESS-

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

ADJOURNMENT: The meeting ended at 9:30 p.m.

Next Meeting: Monday, February 25th, 2013 at 6:30 p.m.