

Essex Condominium Corporation #3
P. O. Box 27060 • 7720 Tecumseh Rd. E. • Windsor, ON • N8T 3N5
Telephone/Fax (519) 945-1473

Board of Directors Meeting
Monday, January 21, 2008
Minutes

The meeting was called to order by Sheri Delacretaz at 6:50 PM

In Attendance

- ❖ Sheri Delacretaz, Shelley Holden, Dorothy Loscher, Jack Forcett, Bob Penketh, Property Manager, Joy Penketh, Secretary, Pat Muscedere, Bookkeeper,

Regrets

- ❖ Tricia Dean, Tessie Poberezny (represented by proxy), Moe Gagner

Financial Report

- ❖ Financial Report for the months of November and December were presented and discussed.
Shelley Holden moved to accept the financials for November and December. Dorothy Loscher seconded the motion. All in Favour. CARRIED.
- ❖ The Board officially approved the Draft of the Year End Financials presented by Gordon Lee's office.
Shelley Holden moved to accept the figures contained in the draft for our official year end financials. Dorothy Loscher seconded the motion. All in Favour. CARRIED.
- ❖ Some time ago Joy Penketh suggested that, because of the conflicts and accusations of mismanagement attributed to Windsor Utilities, she was willing to undertake a review of our Enwin bills over the last seven years to see whether or not the Corporation had been overcharged in any way and whether we would be able to recoup any overpayments. If the Corporation did not receive reimbursement she would not expect payment for her efforts which would be far above her duties as secretary for ECC #3. On the other hand, if the Corporation was able to recover monies due to her research, correspondence and persistence she would receive recompense for her services.
Shelley Holden made a motion that, because Joy's efforts resulted in a substantial refund from the City through Enwin, the Corporation honour the stipend requested at the onset of the project. Dorothy Loscher seconded the motion. All in Favour. CARRIED.
- ❖ Based upon the fact that the refund from Enwin resulted in a significant amount of money in our current account it was determined that Pat Muscedere look into the present rates for GIC's and notify the Board where the most advantageous rates could be achieved.
Dorothy Loscher moved that we put \$25,000 into a 5 year GIC and break the next \$25,000 into a 2 year GIC for \$15,000 and a 3 year GIC for \$10,000 or something similar if the rates were achievable. Shelley Holden seconded the motion. All in Favour. CARRIED.
- ❖ Requirements for the Reserve Fund Study Planner were discussed in detail. We have to provide certain reports on the roofs and determine the cost of checking the Fire Hydrants and flushing the sewer systems before he can give us an updated Reserve Fund Study. Bob Penketh is in the process of dealing with this.
- ❖ Cheques were presented for signatures and Pat left the meeting at that point.

Minutes

- ❖ Minutes from the meeting of November 19th, 2007 were reviewed and discussed.
Tessie Poberezny's proxy was used to make the motion to approve the minutes. Shelley Holden seconded the motion. All in Favour. CARRIED.

Business Arising from the Minutes

- ❖ Joy Penketh advised that special documentation has to be signed and filed in order to have the By-law changes that were approved previously registered by legal counsel. This will be taken care of immediately.

Maintenance Report, Community Centre Report and Garden Committee Report

- ❖ Trash Bins have been repaired and replaced. Someone keeps taking our Blue Bins and we constantly have to replace them. We are **STILL** asking residents not to send their children out with the trash because bags are being tossed all over the place and rats or other scavengers are ripping the bags open to get at the garbage.
- ❖ There is not much to report on the Community Centre because the lawsuit is still pending and no one wants to make a motion to spend money on a building that has so many question marks attached to it right now
- ❖ No Garden Report

New Business and Correspondence

- ❖ Joy's computer is still acting up but she can't take it in as yet because she has too much work to be typed up first. Joy presented information regarding purchasing a laptop which the Board believes would be a good idea because it can then be passed on to the next secretary rather than Joy having to download all the condo information onto discs and then a new secretary having to download them on to her/his own computer. The information presented will be discussed with local computer firms to see what they would recommend.
- ❖ The Annual General Meeting was discussed at length. We desperately need candidates for the Board of Directors and would request that, if you are interested in participating in the decisions regarding your property and the complex as a whole, you submit your name to be included on the ballot.

Adjournment

- ❖ There being no further business to transact the meeting adjourned at 9:19 PM

Notice of Next Meeting

- ❖ The next scheduled meeting will be Monday, February 18th, 2008, at Rose-Ville Community Center.

Respectfully Submitted by: Joy Penketh (Secretary)

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In the last three months three vehicles have been stolen from the complex parking lots and off the street. Insurance companies advise that if there is no evidence of forced entry they will not cover the cost of the vehicles insured. Please be certain to lock your car and keep an eye out for strangers in the area. Do not hesitate to contact the police if you feel there is any reason for doing so.

Once again we must ask that you not send your children out with the trash if they are not big enough or strong enough to make sure it gets into the garbage bins. Garbage attracts rats and we are putting out good money to the pest control people to keep this problem under control. Neighbours are advised to keep an eye open and to report anyone not placing their trash inside the bins. Fines will be issued if we find out who is continuing to ignore our requests.

We have had a very bad year for snow and ice this year and our maintenance people work as quickly as they can to remove the snow and to salt where necessary. They have even been out when we had less than 2 inches of snow (which is all they are required to push according to the contract we have with them). The arrangement we have with respect to parking spots and driveways is that they will clear them if there are no vehicles parked in the spots. When you know there is a snow storm predicted, if you want to have your spot or your driveway cleared, it is your responsibility to make certain your car is moved out. We will not be calling the maintenance company to bring their equipment back if you have not made any effort to move your car. We are not their only customer and for them to come back after they have already been here is not realistic or financially practical.