

Essex Condominium Corporation #3

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Board of Directors Meeting

Monday, January 25, 2010

Minutes

Sheri Delacretaz, President, called the meeting to order at 6:35 PM

ATTENDING: Sheri Delacretaz, Moe Gagner, Tom Birkner, Jack Forcett, Pat Muscedere, Bookkeeper, Shelley Stieler, Secretary, Dorothy Loscher, Gordon Lee, Accountant & Julia Lee.

REGRETS: Bob Penketh, Property Manager, Madan Tandon, Tessie Toberezny, Debbie Deschamps, Joy Penketh, Inga Vassilieva.

YEAR END FINANCIALS: Gordon Lee reviewed & discussed year end financials. No changes to auditor report.

Moe Gagner moved to accept draft of financials as presented and Dorothy Loscher seconded the motion. All in Favour. Carried.

Thanked Gordon Lee & Julia for coming. 7:25 p.m.

FINANCIALS:

The financials for November, 2009 were reviewed & discussed.

Moe Gagner moved to accept the financials as presented and Jack Forcett seconded the motion. All in Favour. CARRIED.

Since there was no meeting in December, the financials for December were reviewed & discussed.

Moe Gagner moved to accept the financials as presented and Jack Forcett seconded the motion. All in Favour. CARRIED.

Due to the tax hike this summer, and the need to attack as many projects as possible, it was decided not to renew a GIC coming due January 29, 2010.

Tom Birkner moved to cash the GIC for future projects and Moe Gagner seconded the motion. All in Favour. CARRIED.

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

MINUTES:

The minutes from November 30, 2009 were reviewed and discussed.

Jack Forcett moved and Tom Birkner seconded approval of the minutes. All in Favour. CARRIED.

BUSINESS ARISING FROM THE MINUTES:

Andrei Vassilieva has been scanning and transferring files to CD (monthly minutes as well as community centre minutes & financial statements). Joy Penketh suggested a price of \$500 to complete the job.

Jack Forcett moved and Moe Gagner seconded to pay Andrei \$500 for timely services. All in Favour. CARRIED.

A resolution was requested for Shelley Stieler to be an officer of the corporation with signing rights.

Dorothy Loscher moved and Tom Birkner seconded the resolution. All in Favour. CARRIED.

It was discussed that tax credit invoices needed to be collected and copied for owners for this tax season. This is being taken care of by Business Partners and will be delivered to each individual owner. Shelley is to follow up on this with Pat & Business Partners.

REPORTS:

Bob Penketh was not in attendance at the meeting, but a report was sent.

Tom Birkner moved and Dorothy Loscher seconded approval of the Maintenance report. All in Favour. CARRIED.

Dorothy & Jack explained that the community centre has been busy renting halls for the coming months. Pool will be open for March Break. Hours to be determined. Information packages are still being worked on for the owners to see breakdown of costs to keep Community Centre open or to close it.

NEW BUSINESS & CORRESPONDENCE:

It was discussed who to hire for full Reserve Fund Study. Sherri will find out who Condo #6 uses and Jack will see who his condo uses.

A preventative maintenance program for the attics for circulation and airflow, was discussed. A Styrofoam air vent was brought up by Tom. Jack is going to gather information to bring to the board.

A date for the 2010 AGM was discussed and was agreed upon Sunday, March 28th.

MOTION TO ADJOURN:

There being no further business to discuss, the meeting was adjourned at 9:00 p.m.

Notice of Next Meeting:

Monday, February 22, 2010