

Essex Condominium Corporation #3

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Board of Directors Meeting

Monday, July 19, 2010

Minutes

Sheri Delacretaz, President, called the meeting to order at 6:38 PM

ATTENDING: Sheri Delacretaz, Tom Birkner, Pat Muscedere, Bookkeeper, Shelley Stieler, Secretary, Joy Penketh, Bob Penketh, Property Manager, Moe Gagner, Debbie Deschamps & Inga Vassilieva.

REGRETS: Dorothy Loscher, Jack Forcett and Tessie Toberezny

GUEST: Albert Shepers from GS Engineering Consulting. Albert walked us through the scope of work he will perform on the roofing project. He discussed with the board many topics, including solar panels, adding more insulation in attics and different ideas for adding insulation. He suggested adding new bathroom vents in every unit for better air circulation and to prevent mold.

The board thanked Albert for coming.

FINANCIALS: The financials for June were reviewed and discussed.

Shelley moved to accept the financials as presented and Debbie seconded the motion.

ALL IN FAVOR. CARRIED.

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

MINUTES: The minutes from June 21, 2010 were reviewed and discussed.

Moe moved and Tom seconded approval of the minutes. All in Favour. CARRIED.

BUSINESS ARISING FROM THE MINUTES: Ratification of the purchase of garden shed.

Joy moved to approve the purchase of new garden shed and Debbie seconded the motion. All in Favour.

CARRIED

The tree removal process is now complete. Had another tree taken down and three others trimmed.

Tentative date set for Budget meeting is Tuesday, July 27th at 6:30 p.m. at community centre.

REPORTS- Property Management: Bob mentioned that the parking bumpers are in rough shape and are deteriorating. He is going to take some from the side of the driveways to replace some of the really bad ones. Basement sill repairs are still ongoing.

Maintenance garage needs new roof. Quote came in from Sure Seal Roofing.

Debbie moved to have Sure Seal complete the maintenance garage roof and Inga seconded the motion. All in Favour. CARRIED

Garden Report: The sprinklers are on the gardens every day of the week. Joy has been researching replacement trees for the common area and will provide a suggestion list for the board.

Community Ctr. Report: Sheri provided a 2011 budget for the community centre.

Joy moved to accept the community ctr. Budget and Shelley seconded the motion. All in Favour. CARRIED

MOTION TO ADJOURN:

There being no further business to discuss, the meeting was adjourned at 9:05 p.m.

Notice of Next Meeting:

Monday, August 16th, 2010