

Essex Condominium Corporation #3

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Board of Directors Meeting- Monday, July 23rd, 2012

Minutes

Sheri Delacretaz called the meeting to order at 6:10 PM

ATTENDING: Martha, Bookkeeper, Shelley Stieler, Secretary, Bob Penketh-Property Manager, Jack Forcett, Dorothy Loscher, Inga Vassilieva, Joy Penketh, Sheri Delacretaz, Mary Wiseman, Tom Birkner and Ramesh Patel.

REGRETS: none

FINANCIALS: The financials for June were reviewed and discussed.

*Shelley moved to accept the financials as presented and Joy 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 June were reviewed and discussed.

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

Unfinished Business:

Fencing- Bob feels that the new fencing was a great success! The fence was reinforced with extra cross beams, thicker boards, therefore making it much stronger and durable. We are hoping that this keeps the kids from kicking the fence in and creating openings.

REPORTS:

Property Manager- Bob has caught some cats and they were brought to the Humane Society. A notice went out to all home owners concerning these cats and letting them know that we were putting out traps to catch the over abundance of them in the area. The letter also asked that residents not feed the stray cats and if any residents owned cats to keep them indoors or risk them being caught in traps and going to the Humane Society.

Bob went to ElectroZad and had a discussion about our lighting and he made it specific what we are looking for. He asked for a quote for our 5 year plan.

Bob asked to purchase a weed wacker for use around the maintenance garage.

Inga motioned to accept the purchase of a weed-wacker from Rona. Jack seconded the motion. All in Favor. Carried.

Garden- It looks like the gardens will be taken out come fall and Joy is asking for some help with this. The idea is to keep very minimal gardens to keep a nice, presentable look around the common areas, with little to no maintenance. Owners who would like some of the perennials that will be taken out are welcome to them for their own personal gardens, just contact Joy Penketh. Our gardens look wonderful and they brighten up our community, but it takes a lot of work and money to keep them presentable and we do not have the resources to keep going with this project. The Board would like to express our deepest gratitude to Joy for all the years of hard work she has put into the gardens to make them look so wonderful.

Community Centre- They had their Reserve Fund Study completed. The building is structurally sturdy and the study focuses mostly on cosmetic changes. The siding and mansards will have to be replaced. Sheri gave everyone a copy of the 2012/2013 budget for the C.C.

Joy made a motion to accept the Community Centre 2012/2013 budget as presented and Shelley seconded the motion. All in Favor. Carried.

NEW BUSINESS:

The Board discussed and reviewed the 2012/2013 budget. We compared last year's budget and looked at how successful/unsuccessful we came in at. The Board is hoping that some of our expenses will come down due to the new roofs and we are being diligent about cutting down costs in some areas to save money.

ADJOURNMENT: The meeting ended at 8:51 p.m.

Next Meeting: Monday, August 20, 2012 at 6:30 p.m.