

# ESSEX CONDOMINIUM CORPORATION #3

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Board of Directors Meeting- Monday, July 15th, 2013

## MINUTES

Sheri Delacretaz called the meeting to order at 6:35 p.m.

**ATTENDING:** Bookkeeper, Carmen, Shelley Stieler, Secretary, Jack Forcett, Sheri Delacretaz-President, Tom Birkner, Brenda Ritchie, Treasurer, Mary Wiseman, Moe Gagner- Property Manager and Maya Mitreva.

**REGRETS:** Ramesh Patel and Dorothy Loscher, Vice-President

**FINANCIALS:** The financials for June were reviewed and discussed.

*Shelley made a motion to accept the financials for May 2013 and Mary seconded the motion. ALL IN FAVOUR. CARRIED.*

Cheques were submitted for signatures and as there was no further financial business, Carmen left the meeting.

**MINUTES:** The minutes from June were reviewed and discussed.

*Shelley made a motion to accept the minutes and Tom seconded the motion. ALL IN FAVOUR. CARRIED.*

*Note- Maya refrained from voting for minutes due to her absence from the June meeting.*

### UNFINISHED BUSINESS:

**Roofing-** All finished! Now to focus on paying them off! The Board was extremely happy with the job that Kingsville Roofing has done all along on this project.

**Smoke Alarms-** The project to inspect all units and their smoke alarms, was completed and was fairly successful! There was 23 units that was given no access and these addresses were given to the Fire Marshall to take care of now. There was 25 batteries that needed to be changed and 3 smoke alarms that needed replacing. This will be a yearly endeavour, so we are hoping next year that our list of no access will get shorter!

**Walk-a-Round-** This has been postponed until the fall, after summer vacations and more availability from the board members.

### REPORTS:

**Property Manager-** Moe's detailed report included trips to the bookkeeper's, cleaning up garbage around the grounds, weeding flower gardens and dealing with suppliers and complaints from owners.

**Community Centre-** The Board of Health came in to inspect the new kitchen, pool and entire centre and it passed with flying colours, 5 star rating! Enwin Utilities came in and installed a new Smart Meter.

### NEW BUSINESS-

**Garbage Bins-** the Board discussed replacing bins. They are starting to rust and holes are starting to appear. Jack has agreed to look into the cost of replacing these and the Board will see which ones are the worst and will replace two per year.

**ADJOURNMENT- 9:00 P.M.**

**NEXT MEETING- MONDAY, AUGUST 19<sup>TH</sup>, AT 6:30 P.M.**