

ESSEX CONDOMINIUM CORPORATION #3

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Board of Directors Meeting- Monday, July 21st, 2014

MINUTES

Sheri Delacretaz called the meeting to order at 6:30 p.m.

ATTENDING: Linda, Bookeeper, Moe Gagner- Property Manager, Jack Forcett, Sheri Delacretaz-President, Mary Wiseman, Brenda Ritchie, Shelley Stieler, Secretary and Maya Mitreva

REGRETS: Dorothy Loscher

GUEST: We had an owner come in to discuss problems.

FINANCIALS: The financial statements for May and June were reviewed and discussed.

Mary made a motion to accept the financials for May and June and Brenda seconded the motion. ALL IN FAVOUR. CARRIED.

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

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

Shelley made a motion to accept the minutes for May and June and Mary seconded the motion. ALL IN FAVOUR. CARRIED.

UNFINISHED BUSINESS- It seems that every month we discuss the problems we are having with owners and tenants. The problems never seems to go away, in fact, they seem to get worse. Every month the Board has a lengthy discussion on how to resolve these matters, through legal channels, because this seems to be the only way. This ongoing problem takes up most of our time at meetings and via email. Unfortunately, these problems have consumed the Board, emotionally and financially.

REPORTS:

Property Manager- Moe started the smoke alarm inspections on June 23 and finished them on June 25th. Jo-Jacks came in and repaired sunken sidewalks. He built some air conditioner supports. Phoned Edgewater Sewer to repair broken sewer grate. Phoned Collective Energy to fix a security light. Called HTC Construction to give a quote to fix loose shingles. Received complaints about feuding neighbours.

Community Ctr- Bible school is currently going on at CC. There seems to be a shortage in lifeguards in the city, so CC had to alter their schedule to fit the hours where they could only have lifeguards. They have looked everywhere to find new lifeguards.

NEW BUSINESS- Shelley brought to the attention of the Board that she would like to take Essex Condo #3 into the future and get everything to be digital. All the files and paperwork would be scanned in and saved onto a hard drive. In order to complete this task, the laptop has to be updated and an external hard drive be purchased. This will take some time and will be a lot of work, but the Board agreed with this. It will make it a lot easier to find files and the laptop can be brought to meetings for up to date information.

ADJOURNMENT : The meeting was adjourned at 9:00 p.m.

NEXT MEETING WILL TAKE PLACE ON MONDAY, August 25th, 2014, AT 6:30 P.M.