

# ESSEX CONDOMINIUM CORPORATION #3

P.O. Box 27063 7720 Tecumseh Rd. E. Windsor, ON N8T 3N5

Telephone (519) 945-1473

[www.essexcondo3.com](http://www.essexcondo3.com)

Board of Directors Meeting- Monday, July 6, 2015

## MINUTES

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

**ATTENDING:** Shelley Stieler, Secretary, Moe Gagner- Property Manager, Jack Forcett, Sheri Delacretaz-President, Mary Wiseman, Dorothy Loscher, Brenda Ritchie and Ray Gorissen.

**REGRETS:** Ramesh Patel

### FINANCIALS:

The financials for June 2015 were reviewed and discussed.

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

### MINUTES:

The minutes from June were reviewed and discussed.

*Ray made a motion to accept the minutes and Brenda seconded the motion on recommended changes. ALL IN FAVOUR. CARRIED.*

### UNFINISHED BUSINESS:

**Paving-** Has been delayed due to weather

**LED Lighting-** The Board is still discussing quotes and different types of fixtures.

**REPORTS: Property Manager-** Moe has been busy setting up dates and times for Kingsville Roofing to come in and start the mansard mock-up project. He has set up times for parking lot repairs. He has been getting ready for the annual Smoke Alarm inspection with the help from Sentry Fire and will be starting the inspections on June 17. Arranged for tree service to come in and trim some trees and remove damaged limbs.

**Community Ctr-** Kids Alliance changed dates for the Fire Fun Fair and BBQ to Aug 5<sup>th</sup>-12<sup>th</sup> and Dorothy and Jack volunteered to hand out flyers to the community. The vacation Bible school was well attended with about 37-40 kids. They are still waiting for architect's drawings until scope of work can be tendered out for the bathrooms.

**NEW BUSINESS:** We received the Reserve Fund study back from Mindquest and there was a discussion on the findings. The Board discussed the upcoming budget and the possible increase in common fees. A separate meeting will have to take place for the budget talks.

Shelley was instructed to send letters to certain owners regarding different problems and issues.

**ADJOURNMENT :** The meeting was adjourned at 8:45 p.m.

**NEXT MEETING WILL TAKE PLACE ON MONDAY, September 21st, 2015, AT 6:30 P.M.**