

**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**HELD THURSDAY JULY 7th, 2016**

**Present:** Sheri Delacretaz, Jack Forcett, Mary Wiseman, Ray Gorissen, Mark Sarty, Mary Dibbley, Moe Gagner, and Joe Mazzotta,

**Regrets:** Inga Vassilieva, Brenda Ritchie, Shelley Stieler.

The meeting was called to order at: 6:35 pm.

**Minutes of Previous Board Meeting - held May 16th, 2016** - Motion to approve the minutes as presented by Mary Dibbley, seconded by Sheri Delacretaz, all in favour, the motion was approved.

**Minutes of the Annual General Meeting- held April 18<sup>th</sup>, 2016** - Motion to approve the minutes of the annual general meeting held on April 18<sup>th</sup>, 2016 as presented by Mary Wiseman, seconded by Raymond Gorissen, all in favour, the motion was carried.

Mark Sarty noted that notice wasn't provided to all Directors when the positions were appointed on the Board of Directors at the annual general meeting. This was an oversight as some Directors left the meeting facility before being advised of the appointment procedure that was held that evening. In the future a new procedure will be set up to ensure that all Directors have an opportunity to attend the appointment portion of the meeting.

**Financial Report** - Joe Mazzotta reviewed the monthly financial report. Motion to approve the report by Raymond Gorissen, seconded by Mary Dibbley, all in favour, the motion was approved.

**Reports** - Moe Gagner reviewed his report as presented to the Board of Directors.

- Joe Mazzotta reviewed his report as presented to the Board of Directors.

- Jack Forcett reviewed the community centre report noting that the renovation project is complete, the centre is open for use by residents. The Board of Directors expressed their thanks to Jack, Dorothy, and Ray for the work that they have completed during the renovation process.

**New Business:**

- Legal matter regarding 6736 Rose-Ville Garden Drive - Dawn Gee (owner). Due to damages caused to the common element structure and lands around unit 6736 RVG, the Board of Directors reviewed the process to commence legal action against the unit owner to recover costs for past and future damages caused by occupants of the unit. Motion to proceed with legal action using Brisebois Law to commence contact with the owner of unit 6736 Rose-Ville Garden Drive - Dawn Gee for cost recovery action by Mary Wiseman, seconded by Mary Dibbley, eight Directors voted in favour, one Director opposed. The motion was approved.

- Community Centre Legal Opinion - Ray Gorissen recommended a legal opinion be sought through Brisebois Law and obtained in writing to substantiate/support Board operations on the community centre. Essex Condominium Corporation #3 and Essex Condominium Corporation #4 recommend obtaining a legal opinion at an approximate cost of \$500.00 per Corporation. Once the opinion is obtained the community centre Board can be advised of potential errors being made in the operations of the Board. Marry Dibbley motioned to proceed with the legal opinion using Brisebois Law on the community centre matter, seconded by Mary Wiseman, eight directors voted in favour of the motion, one directors abstained, the motion was approved.
- Mary Wiseman motioned to provide \$300.00 to Greg Duguay for the landscape volunteer work that he completes within the Corporation, seconded by Mary Dibbley, all in favour, the motion was approved.

The meeting was closed at 8:30 pm. The next meeting to be Monday August 15<sup>h</sup>, 2016