

Essex Condominium Corporation #3
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Board of Directors Meeting
Monday, June 15, 2009
Minutes

The meeting was called to order by Sheri Delacretaz at 7.50 PM. The meeting follows the Annual General Meeting and will be short and sweet.

In Attendance

Sheri Delacretaz, Moe Gagner, Tessie Poberezny, Dorothy Loscher, Jack Forcett, Inga Vassilieva, Shelley Stieler, Pat Muscedere, Bookkeeper, Bob Penketh, Property Manager, Joy Penketh, Secretary

Regrets

Madan Tandon

Financial Report

Financials for April and May, 2009 were presented and discussed. Enwin's insurance carrier covered the cost of the replacement of the Cushman's fuse panel.

Shelley Stieler motioned to approve both the April and May financial reports. Inga Vassilieva seconded the motion. All in Favour. CARRIED.

The Board reviewed the 8 month budget and so far we are spending less than anticipated so the shortfall can go into the Reserve Fund. That way the Board, hopefully, won't have to increase common fees this year. Joy Penketh suggested that the cost of the private garbage pick up be charged to Emergency Repairs and Replacements because we would not have had this expense under normal circumstances. Everyone agreed.

Minutes

Minutes from the meeting of May 18, 2009 were reviewed and discussed. These minutes will be added to the website.

Inga Vassilieva moved to accept the minutes and Tessie Poberezny seconded the motion. All in Favour. CARRIED.

Business Arising from the Minutes

Reinforcement of the light poles will commence shortly. Once that has been accomplished the seeding of the sink holes and the areas where the firs were removed will be completed and then blasting the curbstones will commence.

Reports

Bob Penketh's management report was presented and Joy Penketh's garden report was presented but most of this had been discussed earlier at the AGM.

New Business & Correspondence

The Board had discussed the continuing problem of an owner's concerns over a ceiling stain. It was decided to issue a letter of intent setting out the Board's position and the fact that, if it was found to be the owner's problem, the Board would not be paying for the repair. The owner refused to sign the letter..

Adjournment

There being no further business to discuss the meeting was adjourned at 9:00 PM

Notice of Next Meeting

The next meeting will be held Monday, July 20, 2009, at Roseville Community Centre

Respectfully submitted by: Joy Penketh, Secretary