

Essex Condominium Corporation #3
P. O. Box 27060 • 7720 Tecumseh Rd. E. • Windsor, ON • N8T 3N5
Telephone/Fax (519) 945-1473

Board of Directors Meeting
Monday, June 16, 2008
Minutes

NOTICE: Effective next month the Condo Corporation will go paperless. Anyone interested in what happens at the complex will be able to access the minutes at our new Website – www. If you do not have access to a computer and still wish to have a copy of the minutes you must call the above number and leave your name and contact information. The secretary will run off a copy and you may pick it up when it is ready.

The meeting was called to order by Sheri Delacretaz at 6:32 PM

In Attendance

- ❖ Sheri Delacretaz, Dorothy Loscher, Tessie Poberezny, Jack Forcett, Inga Vassilieva, Madan Tandon, Pat Muscedere, Bookkeeper, Bob Penketh, Property Manager, Joy Penketh, Secretary, Alfred Cristea of Condo #6 (who was in attendance for the special presentation only)

Regrets

- ❖ Shelley Holden, Sam Yousif, Moe Gagner

Special Presentation

- ❖ Dale Jones, a local roofing contractor, introduced Jordy Speake, who is the Canadian Sales Rep. for Custom Seal Roofing. Jordy provided information regarding a single-ply roofing system for the Board's consideration. According to a recent roofing study conducted for our Reserve Fund Study, the life-span of our existing roofing system is only 1 ½ to 2 years and we have to start looking at the type of system we want to utilize for replacement. We also looked at the possibility of a temporary fix but the Directors all felt it would not buy us enough time to be worthwhile.

Financial Report

- ❖ Financial Reports for April and May were presented for review and approval.
Dorothy Loscher moved to approve the Financial Report for April, once the reason for the Affordable Custom invoice has been determined. Tessie Poberezny seconded the motion. All in Favour. CARRIED. (NOTE: The invoice was for drywall removal and replacement to check possible ceiling/roof leak in one unit and removal and replacement of drywall to check out mansard insulation at another unit)
- ❖ Research on the best rates for investment concluded that Scotiabank was the choice of the majority of Board members. \$50,000 has invested at 4.55% for five years, in response to Shelley Holden's motion made at the meeting of May 19th.
Dorothy Loscher moved to approve the Financial Report for May and Inga Vassilieva seconded the motion. All in Favour. CARRIED.
- ❖ Because the special presentation on roofing had been so detailed and taken longer than expected it was decided to table discussion on the Reserve Fund Study until either next month or a special meeting.
- ❖ A quick review of the Board's requirements for bookkeeping services was held with Pat before she left the meeting.

Minutes

- ❖ Minutes from the meeting of May 19th, 2008 were reviewed and discussed.
Tessie Poberezny moved to accept the minutes with the addition of a notice regarding the material to be used over window air conditioners and proper window coverings... Dorothy Loscher seconded the motion. All in Favour. CARRIED.

Business Arising from the Minutes

- ❖ The painting of the siding was discussed. Many Board members expressed their pleasure at the caliber of work being done and the colour of the siding, now that it is up. Sheri Delacretaz asked that Bob Penketh get a price from the contractor for painting the wooden panel at the doorway of the 4 bedroom units to match the siding.
- ❖ Joy Penketh has requested a legal opinion regarding adding a concrete path and/or a basketball net at the concrete pad and also regarding preparation of a letter agreement with owners for possible grant monies for major energy savings retrofits on the property. She also contacted our Ward Councillors regarding a skateboard park. It looks like a park is not likely to happen soon.
- ❖ Discussion was held regarding which projects on the five year plan should be done next. Because the Corporation will have to do the roofing very soon, the Directors want to put off installing the extra eave troughs until after the roofs have been completed. As far as insulation is concerned, the decision will wait until the Corporation receives information on grants and letter agreements for same.

Reports

- ❖ Bob Penketh mentioned a letter by an owner regarding a broken gate and suggested some Board members take a look to see what they think. He has contacted some tree experts to give us a price on thinning and trimming many of the trees. Joy has contacted the City regarding replacement of some trees they had to remove due to disease. The fencing that was to be installed last year is to be re-measured and Marvin will be asked to quote on the new measurements.
- ❖ Sheri Delacretaz said an announcement circulated regarding summer hours for swimming. Lifeguards have been employed and the large hall is rented out to Jefferson Day Care for their summer camp. Seniors will be moved to the small hall during the time the Day Care is here.
- ❖ Joy Penketh presented her report and submitted pictures of the gardens. Stones similar to what we have around the Welcome sign will be placed around the large garden at Vine Court and Roseville Garden Drive. We will try to encircle one garden a year until they are all done. Plants will be moved and/or divided in the fall and next spring as necessary.

New Business & Correspondence

- ❖ A letter was sent in by the owner at 6731 Roseville Garden Drive and a phone call was received from 6700 Roseville Garden Drive. The concerns of these owners were discussed at length and Joy Penketh was directed to respond stating the Board's position in each case, as well as the letter regarding the gate.
- ❖ Board members did a walk-around looking at the painting done in the area and expressed some concern with respect to use of the common area. Joy Penketh has been directed to write to several owners stating the Board's position.
- ❖ Membership in the Windsor-Essex County chapter of the Canadian Condominium Institute will be renewed for another year.

Adjournment

- ❖ There being no further business to discuss the meeting was adjourned at 10:10 PM

Notice of Next Meeting

- ❖ The next meeting will be held Monday, July 21st, 2008, at Roseville Community Centre

Respectfully submitted by: Joy Penketh, Secretary

There are still people who are either sending their children out with the garbage or who are just careless when they toss the bags towards the garbage bins because we are still faced with bags that are left outside the bins and/or thrown over the top landing in the back of the bins. It is rat season folks and all the more reason to be careful with your trash because we have to pay a monthly fee to have a pest control company come to undo the damage caused by such carelessness. Why make it easy for the rats to find food. If they can't find the food they will move on to some other location and save us a lot of money trying to get rid of them.

Just a reminder, there is topsoil, compost and grass seed in the maintenance area for those of you who would like to refresh your front lawns. Just give us a call and we will arrange to meet you at the maintenance area and provide you with the means to improve your yards if you wish to.