

# ***Essex Condominium Corporation #3***

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Board of Directors Meeting- Monday, June 18th, 2012

Minutes

Sheri Delacretaz called the meeting to order at 6:50 PM

**ATTENDING:** Martha, Bookkeeper, Shelley Stieler, Secretary, Bob Penketh-Property Manager, Jack Forcett, Dorothy Loscher, Inga Vassilieva, Joy Penketh, Sheri Delacretaz, Mary Wiseman and Ramesh Patel.

**REGRETS:** Tom Birkner

**FINANCIALS:** The financials for May were reviewed and discussed.

*Shelley moved to accept the financials as presented and Inga seconded the motion. ALL IN FAVOR. CARRIED.*

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

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

*Dorothy moved to accept the minutes and Mary seconded the motion.*

*ALL IN FAVOUR. CARRIED.*

*Note: Joy, Ramesh and Inga refrained from voting on minutes and financials due to them being absent from last meeting.*

## **Unfinished Business:**

**Fencing-** Bob feels that he has come up with a solution to the fencing problem on east side of complex. He is going to put up 2x6 pieces of wood in the centre of fence and on top he will put 1x5 pieces and screws on both sides. He will run this down approx. 8 units down all the way to the corner of lot, which is behind Charlie Brooks. Bob also pointed out that by putting up the new fencing, it is preventative maintenance, since the fence was built in 1973. It should take a few weeks to complete.

## **REPORTS:**

**Property Manager-** We have a student working with Bob and they have been getting some things done. Trimming some trees and shrubs and removing shoots from crabapple tree's. Bob will be meeting with David Langraff to do a walk-around to see what trees need to be removed and/or topped off. Riverside Paving will be cutting out and replacing asphalt where vandals set fire to a blue bin, which created a hole on one of our driveways. Bob also asked them to give us a quote on the balance of paving that still needs to be done, which is on our 5 year plan. Also, on our 5 year plan is lighting and Bob plans on going to ElectroZad to discuss changes and get quotes.

**Garden-** Joy has been using the student to help her with the gardens. They have transferred plants and weeded gardens. There is an abundance of white irises and if anyone would like some for their personal gardens, contact Joy. There are at least two more gardens that need some digging and replanting. Joy strongly suggests that the gardens be removed and grass planted in their place. Joy can no longer work in the gardens and a student needs supervision and guidance, which is time consuming and we would have to hire someone to do this. The Board will have to decide on what they are going to do with the gardens, come next spring.

**Community Centre-** There was no meeting last month, due to a lack of a quorum. Jack explained that they are having quite a bit of electrical work being done.

**NEW BUSINESS:**

It is that time again- BUDGET!! The Board agreed that we need to have a special meeting to go over the budget, because there is too much to cover in a regular meeting.

**ADJOURNMENT:** The meeting ended at 8:51 p.m.

**Next Meeting:** Monday, July 23, 2012 at 6:00 p.m.