

# ESSEX CONDOMINIUM CORPORATION #3

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Board of Directors Meeting- Monday, June 17th, 2013

## MINUTES

Sheri Delacretaz called the meeting to order at 6:35 p.m.

**ATTENDING:** Bookkeeper, Carmen, Shelley Stieler, Secretary, Jack Forcett, Sheri Delacretaz-President, Tom Birkner, Ramesh Patel, Brenda Ritchie, Mary Wiseman, Moe Gagner- Property Manager, and Dorothy Loscher.

**REGRETS:** Maya Mitreva

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

*Shelley made a motion to accept the financials for May 2013 and Mary seconded the motion. ALL IN FAVOUR. CARRIED.*

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

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

*Mary made a motion to accept the minutes and Dorothy seconded the motion. ALL IN FAVOUR. CARRIED.*

*Note- Tom, Ramesh and Brenda refrained from voting for minutes due to their absence from the May meeting.*

### UNFINISHED BUSINESS:

**Smoke Alarms-** Moe met with Sentry and all the letters explaining the inspections went out to owners. Inspections will begin Monday, June 24<sup>th</sup> and will end on Wednesday, June 26<sup>th</sup>.

**Treasurer-** Brenda Ritchie has agreed to be the Treasurer for Essex Condo #3.

*Shelley made a motion to nominate Brenda for the Treasurer position for the Board of Director's for Essex Condo #3 and Tom seconded the motion. ALL IN FAVOUR. CARRIED.*

### REPORTS:

**Property Manager-** Moe met with Sentry Fire to finalize inspections that begin June 24<sup>th</sup>. Moe has been doing daily walk around on the common grounds and is cleaning up garbage and trimming and weed whacking grass and shrubs. One of the dumpsters was severely rotted, so Moe, with the help of an owner, welded a plate to fix the affected area. It seems we have problems with the parking and we do have board members carefully monitoring these cars. Notices will be put on cars who continually park in guest spots. These notices will be put on the cars twice for warnings and then will be towed.

**Community Ctr-** Garage sale was well attended. Next one is scheduled for Sat., November 2<sup>nd</sup>, 2013. Lifeguards are in place for summer swim and a new fully qualified lifeguard was hired. Vacation Bible School is upcoming for the summer, which is put on by Windsor Gospel Hall.

**Gardens-** The Board has agreed to complete a summer walk-around to look at the garden areas and to decide what to do with each one. We have to decide which plants to keep and what we are going to replace the ones we take out with. This will take place in the beginning of July.

**NEW BUSINESS:**

**Budget-** It is budget time soon! Beginning in July, the Board will start to look closely at the budget for 2013/2014.

**ADJOURNMENT :** The meeting was adjourned at 9:18 p.m.

**NEXT MEETING WILL TAKE PLACE ON MONDAY, July 15th, 2013, AT 6:30 P.M.**