

ESSEX CONDOMINIUM CORPORATION #3
P.O BOX 27063 7720 Tecumseh Road East, Windsor, On. N8T 3N5
Telephone 519-945-1473
MINUTES OF THE BOARD OF DIRECTORS MEETING
HELD MONDAY JUNE 18TH, 2018

Present: Sheri Delacretaz, Jack Forcett, Mary Wiseman, Moe Gagner, Joe Mazzotta, Brenda Larsen, Carol Hanlon, Edward Rice.

The meeting was called to order at: 6:30 pm.

Minutes of Previous Board Meeting - One correction was made to minutes to show that Sheri Delacretaz was appointed as Vice-President for the current year. Motion to approve the minutes as with the correction as recorded by Sheri Delacretaz, seconded by Jack Forcett, all in favour, the motion was approved.

Financial Report - The financial reports were reviewed as presented by Condos Plus. Motion to approve the financial reports by Sheri Delacretaz, seconded by Edward Rice, all in favour, the motion was approved.

Reports - Moe Gagner reviewed his report as presented to the Board of Directors. Motion to approve by Jack Forcett, seconded by Mary Wiseman, all in favour, carried.

Greg Duguay attended to review the landscape committee report. Greg reviewed the plan currently in place and where he would like to see things going forward with future plans. Greg discussed the savings accrued to the Corporation with the work of the committee members. New wood cost for planters would be a one time expense this year and will not occur next year. Trees could be planted where needed going forward as well as there will be a need for new trees in various areas of the property that have lost trees.

Jack Forcett commented on landscape upgrades needed along Rose-Ville Garden Drive going forward.

Joe Mazzotta reviewed his report.

No conflict of interest was registered by any Director.

New Business:

- Air Conditioner regulations - Supports are required under window air conditioners. Surrounds for air conditioners are to be either plexi glass or white-painted wood. A notice is to be drafted and delivered to all units regarding the need for both items where window air conditioners are installed.
- After a discussion about landscape contract details it was agreed that the Corporation will continue with the current contract with service provided by Bennetts Landscaping. Any issues that arise with the contractor will be brought to the attention of Moe and Joe and they will deal with the contractor as needed to resolve any issues going forward.
- Future meetings to be held during morning hours where possible.
- The matter of security cameras for the common areas of the property was discussed. The cost to monitor the common areas would be too costly and not feasible at this time. This could be an agenda item for discussion at the annual general meeting in the future.
- The parking areas are posted to restrict children riding bikes and other recreational activities. The Corporation can contact residents to potentially avoid an accident and the related liability associated with such activities in the parking areas.

The meeting was closed at 8:30 pm.