

Essex Condominium Corporation #3
P. O. Box 27060 7720 Tecumseh Rd. E. Windsor, ON N8T 3N5
Telephone/Fax (519) 945-1473
Webpage www.essexcondo3.com

Board of Directors Meeting
Monday, March 16, 2009
Minutes

The meeting was called to order by Sheri Delacretaz at 6:35 PM

In Attendance

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

Regrets

Madan Tandon

Financial Report

Financial Reports for January and February, 2009 were presented for review and approval. Discussion followed. Jack Forcett directed the secretary or property manager contact Essex County Maintenance to determine how they come up with the quantity of salt they use on the driveways and sidewalks versus how much it costs.

Shelley Stieler moved to approve the Financial Reports for both January and February, 2009.

The motion was seconded by Tessie Poberezny. All in Favour. CARRIED.

Pat Muscedere had cheques signed and as there were no further questions she left the meeting.

Minutes

Minutes from the meeting of February 16, 2009 were reviewed and discussed. Once these minutes are approved they will be added to the website.

Moe Gagner moved to accept the minutes and Tessie Poberezny seconded the motion. All in Favour. CARRIED.

Business Arising from the Minutes

Bob Penketh presented a possible solution to the problem of cracked parking lot poles. The cracks will be filled in with concrete epoxy and then re-painted and a concrete reinforcement will be poured around the base of the six poles that are in bad shape. This concrete reinforcement will be the same colour as our siding with a brown band around it. Holes will have to be cut into the Styrofoam forms so we have access to the existing panels in the poles. This solution would cost 1/3 the amount of replacing the six poles.

Jack Forcett moved to repair the parking lot light standards as described by Bob Penketh.

Moe Gagner seconded the motion. All in Favour. CARRIED.

Bob Penketh indicated the parking lot bumpers that were all out of place due to snow removal have been put back. Broken bumpers will be replaced by Essex County Maintenance. Discussion followed regarding the condition of the bumpers. Replacement costs per bumper would be a minimum of \$900 a piece so the Board is looking at the possibility of blasting them with dry ice to see if all of the paint can be removed. They would go back to the original concrete grey and black numbering would then be painted on. A couple of them will be done this way to see if it works.

Shelley Stieler will be on vacation during March Break but when she returns she will go about to the various financial institutions to have her signature cards re-signed.

Reports

Bob Penketh presented his written Management report and advised that there was a problem with a vacant unit at 2713 Vine Court. A new owner took possession of the unit on February 27th and when went into the unit he discovered that both his meter and the Corporation lawn service meter had frozen and Enwin was charging him and us for replacement of frozen meters. There were signs throughout the unit stating that it had been winterized so we are going after the company in charge of winterizing the unit to pay for the new meters. The secretary was directed to look up the definition of winterizing so we could take this information with us to small claims court when we look for restitution. Several planks had to be replaced in our fencing due to children from Paul Martin complex kicking in the planks in order to take a short cut to school. Joy Penketh has been asked to contact the manager at Paul Martin. Bob has not been able to touch base with the owners who had the electrical problem as they have been at hospital because a relative is very ill. Sheri Delacretaz talked about the continuing conflict regarding the center and the fact that this will continue to be the case until such time as the application to dissolve has been resolved. Greg Durocher has resigned and as yet the Board has no applicants for his replacement.. Two of the Board members asked to be considered for the position but wanted to know more about what was expected of the supervisor.

Joy Penketh indicated that Shelley Delamonte (and Sandy Girard if we need her) would be available once a week for four hours to help with the weeding, planting, pruning and edging of the gardens.

New Business & Correspondence

Discussion was held regarding the lack of attendance at the AGM and how much it was going to cost to do the package over again. The Board felt it was necessary to do some straight talking to the owners to let them know how important a quorum is in order to continue to run the business of the Corporation. Holding two AGM's is very costly and totally unnecessary if people act responsibly and attend or send in their proxy. The Board is considering charging the costs for the second meeting back to those owners who ignored the original notice.

A list of proposed projects for this year was reviewed and tabled until next meeting.

Joy Penketh has asked our insurance agent to determine how the Corporation should apply for a refund of the policy deductible from State Farm Insurance for the water damage claim.

Adjournment

There being no further business to discuss the meeting was adjourned at 8:35 PM

Notice of Next Meeting

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

Respectfully submitted by: Joy Penketh, Secretary