

# *Essex Condominium Corporation #3*

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Board of Directors Meeting Monday, March 19, 2012

Minutes

Joy penketh called the meeting to order at 6:35PM

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

**REGRETS:** Dorothy Loscher

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

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

*Due to the overfunding of the Community Centre Reserve Fund, Shelley made a motion to take that money, which is \$1800, every month and transfer it to our Reserve Fund, beginning April, 2012. Inga seconded the motion. ALL IN FAVOUR. CARRIED*

Sheri then came to the meeting and took over as Chair.

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

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

*Shelley moved to accept the minutes and Joy seconded the motion.  
ALL IN FAVOUR. CARRIED.*

## **Unfinished Business:**

Letter From City of Windsor- Joy phoned Ian Day from Field Engineering Services to inquire about possible reimbursements of the bubblers we have purchased and put in place. We are awaiting a response from him.

Roofing- Bob has spoke to the owner of Kingsville Roofing to confirm the start date of April 2, 2012 of the next phase in roofing, bearing the weather. The engineer is also on board for this date. The next phase of the roofing begins with units # 1 and # 2.

Policies & Procedures and By-Laws- 4 owners have expressed interest in being on a committee to update these procedures. Hopefully, they can meet in the next month. Sheri suggested they look at other condo's to review how they present their policies & procedures as well as by-laws.

## **Reports:**

**Property Manager-** As an ongoing problem, Bob has replaced fence boards between our property and Paul Martin's, only to be broken down again days later. The Board had a lengthy discussion on ways to rectify this ongoing problem, which we conclude is the work of kids. Bob is going to look into different ideas, such as a chain link fence or possibly adding more 2x4's, and to see what is more cost effective.

Chalk on sidewalks- Due to warmer weather and kids being outside, there has been kids using chalk on the sidewalks. The Board discussed this and decided to let the kids do this, as long as it doesn't get out of control.

**Community Centre-** The pool is finally been filled with water and is looking to open in the next two weeks. The outside walls are being painted.

**Garden-** Joy would like to get some trees planted around Roseville Garden Drive. The Board has previously discussed buying some at the end of the season, to save money and planting them next spring. It is time for the Board to do a Spring Walk-Around to look around complex to see what needs to be fixed. Joy asked for some volunteers to help prune and plant for the spring.

**New Business-** There is a vacant house where kids are playing and a mess has been made on the deck of the unit. Board had discussion on how to get this fixed before someone gets hurt.

Adjournment at 8:55 p.m.

Next Meeting is Monday, April 16, 2012 at 6:30 p.m.