

Essex Condominium Corporation #3

P. O. Box 27063 7720 Tecumseh Rd. E. Windsor, ON N8T 3N5

Telephone (519) 945-1473 Fax (519)974-4487

www.essexcondo3.com

Board of Directors Meeting- Monday, March 18th, 2013

Minutes

Sheri Delacretaz called the meeting to order at 8:00 PM

ATTENDING: Shelley Stieler, Secretary, Bob Penketh-Property Manager, Jack Forcett, Sheri Delacretaz, Mary Wiseman, Tom Birkner, Dorothy Loscher and Ramesh Patel.

REGRETS: Inga Vassilieva and Bookeeper from Lynn Freeland

FINANCIALS: The financials for February were reviewed and discussed.

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

MINUTES: The minutes from February were reviewed and discussed.

Mary moved to accept the minutes and Tom seconded the motion. ALL IN FAVOUR. CARRIED.

Unfinished Business:

Smoke Alarms- The Board reached out to the lawyer for direction on the smoke alarms. The Board was unclear and confused as to what our responsibility is when it comes to the smoke alarms and batteries. The lawyer responded that the alarms need inspection once a year and each owner needs to sign off on the inspection, whether that be from a board member or a company hired to do the inspection. Bob has agreed to get quotes from outside companies to carry out the inspections. A discussion about all of the board members helping out and doing the inspections in order to save money, but some members mentioned the fact that board members are not insured. Discussion will continue next meeting.

Landscaping Contract- Our present company that holds the contract for landscaping, Essex County Maintenance, is up for renewal. The Board has decided to go out for quotes from other companies. We will be discussing these and making a decision once they are all in.

Roofing- Final phase will begin the 2nd week of April, weather depending.

REPORTS:

Property Manager- Not too much happening- few minor repairs that have been completed. We still have the ongoing problem with the backup of the sewage in one homeowners' condo. This has been an ongoing situation with this home and Edgewater Sewer has been called in on more than one occasion to cleanout the pipes and put the camera down to look at the sewer pipes. This is a problem that Bob has been on top of and is monitoring closely.

Garden- No Report

Community Centre-

Present construction- painting being done in small hall and hallway and replacing ceiling tiles and new blinds for the small hall. In the kitchen, the walls are being painted, replacing ceiling tiles, new blinds and demolition of all cupboards and new kitchen fixtures.

Spring garage sale set for May 4th.

ADJOURNMENT: The meeting ended at 9:17 p.m.

Next Meeting: Monday, April 15th, 2013 at 6:30p.m.