

# **ESSEX CONDOMINIUM CORPORATION #3**

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

Telephone (519) 945-1473 Fax (226) 946-6353

[www.essexcondo3.com](http://www.essexcondo3.com)

Board of Directors Meeting- Monday, March 17th, 2014

## **MINUTES**

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

**ATTENDING:** Linda, Bookkeeper, Shelley Stieler, Secretary, Moe Gagner- Property Manager, Jack Forcett, Sheri Delacretaz-President, Mary Wiseman, Dorothy Loscher and Ramesh Patel

**REGRETS:** Maya Mitreva & Brenda Ritchie

**FINANCIALS:** The financial statements for February were reviewed and discussed.

*Mary made a motion to accept the financial statements for January and Ramesh seconded the motion. ALL IN FAVOUR. CARRIED.*

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

**MINUTES:** The minutes from January were reviewed and discussed. Ramesh refrained from voting because he was not at the January meeting.

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

## **UNFINISHED BUSINESS:**

Carbon Monoxide Detectors & Doors for Garage Units- The Board has agreed to have Sentry install the detectors and Moe is still investigating which units need the new doors.

Full Reserve Fund Study- It is that time again- yes, it has been 5 years! Shelly will contact Mindquest, the company who did our last study and whom the Board was very satisfied with.

Water Meters- The Board had a discussion on 5 water meters that are connected to the gardens and whether or not to have them removed- if we no longer have gardens. Moe is going to inquire with Enwin as to if we can just shut them off for now and not have them removed.

## **REPORTS:**

**Property Manager-** It was a quiet month. Some security lights were hanged and Evernew hauled some large pieces of garbage to dump. Enwin was contacted in order to remove 4 lawn service meters.

**Community Ctr-** Jack met with contractors to go over work in change rooms. Jack asked CC Board to increase wage for lifeguards in order to keep maintain them, considering they haven't had an increase in 5 years. March Break swims will be determined soon. Small hall had a leak from roof, but it was fixed.

**ADJOURNMENT :** The meeting was adjourned at 8:10 p.m.

**NEXT MEETING WILL TAKE PLACE ON MONDAY, May 26th, 2014, AT 6:30 P.M.**