

ESSEX CONDOMINIUM CORPORATION #3

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Board of Directors Meeting- Monday, March 16, 2015

MINUTES

Dorothy Loscher called the meeting to order at 6:30 p.m.

ATTENDING: Shelley Stieler, Secretary, Moe Gagner- Property Manager, Jack Forcett, Sheri Delacretaz-President, Dorothy Loscher, Brenda Ritchie, Ray Gorissen and Ramesh Patel

REGRETS: Mary Wiseman and Linda, Bookkeeper.

GUESTS: Dale Dutot from Mindquest- to discuss few things about Reserve Fund Study

Paul Guilbeault from IRC Group- to discuss options with insulating mansards and fixing the freezing pipes in 3 bedroom units. Spoke about doing "mock-up" on a unit to see how it can be done and the solution. Board has to discuss on a siding once mansards are taken off.

FINANCIALS:

The financials for February 2015 were reviewed and discussed.

Shelley made a motion to accept January financials and Ray seconded the motion. ALL IN FAVOUR. CARRIED.

MINUTES:

The minutes from February were reviewed and discussed.

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

UNFINISHED BUSINESS:

AGM- Meeting on Monday, March 30th- trying to pass Insurance By-law.

Mansards- see above

LED Lighting- tabled for now.

REPORTS: Property Manager- Moe was busy meeting with contractors and getting quotes to insulate the mansards. He also met with our landscaping company, Discovery, to go over the spring clean-up and what is expected of them. For safety reasons, he painted some of the raised sidewalks with fluorescent paint.

Community Ctr- They are in the process of renovating change rooms and installing "universal bathrooms." They are consulting with an engineer from the city.

ADJOURNMENT : The meeting was adjourned at 8:45 p.m.