

Essex Condominium Corporation #3
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Board of Directors Meeting
Monday, May 18, 2009
Minutes

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

In Attendance

Sheri Delacretaz, Moe Gagner, Tessie Poberezny, Dorothy Loscher, Jack Forcett, Inga Vassilieva, Bob Penketh, Property Manager, Joy Penketh, Secretary

Regrets

Shelley Stieler, Pat Muscedere, Bookkeeper, Madan Tandon

Financial Report

No Financial Report this month due to the Holiday Weekend.

Minutes

Minutes from the meeting of April 20, 2009 were reviewed and discussed. These minutes will be added to the website.

Moe Gagner moved to accept the minutes and Dorothy Loscher seconded the motion. All in Favour. CARRIED.

Business Arising from the Minutes

The manufacturer sent the incorrect Styrofoam cylinders for the parking lot light poles. We will be getting the correct cylinders shortly. Joy Penketh is trying to get a definitive answer to whether the Corporation can recover its insurance deductible from a recent claim and to find out exactly what the amount of the claim was.

Discussion was held regarding the date for the new AGM. It was decided to hold it on the same night as our monthly Board meeting. Joy will be preparing and sending out new notices and attachments.

Reports

Bob Penketh presented his written Management report. The caulking job has been approved and Marvin's crew has started. The dry-ice blasting of the parking lot bumpers will commence shortly. The large bin for garbage has been working out fairly well and we will be dumping our own bins on a "call in" basis as needed. It was suggested that once a year (during the time most people do their spring cleaning) we arrange to have a bin dropped off for a week or two so people can get rid of their old furniture or excess items.

Sheri Delacretaz indicated the new supervisors for the community centre are Dorothy Loscher and Jack Forcett. The Kids' swim begins, on weekends, June 7th from 1:00 PM to 4:45 PM and Family swim is from 5:00 PM to 6:30 PM. The Building Department and Fire Prevention Bureau inspection is to be set up. This inspection is for the purpose of determining party room capacity, etc.

Joy Penketh reported that Marvin Girard and Shelley met with Bob and her and did a walk-around to see what still needs to be done on the property. Marvin submitted a quote and we will review each item to determine whether they will be done this year or next. No other garden report was submitted.

New Business & Correspondence

One of our owners is still having problems with leakage in her basement and from the roof, which has stained her ceiling.

Adjournment

There being no further business to discuss the meeting was adjourned at 7:45 PM

Notice of Next Meeting

The next meeting will be held Monday, June 15, 2009, at Roseville Community Centre

Respectfully submitted by: Joy Penketh, Secretary