

Essex Condominium Corporation #3
P. O. Box 27060 • 7720 Tecumseh Rd. E. • Windsor, ON • N8T 3N5
Telephone/Fax (519) 945-1473

Board of Directors Meeting
Monday, May 19, 2008
Minutes

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

In Attendance

- ❖ Sheri Delacretaz, Shelley Holden, Dorothy Loscher, Moe Gagner, Tessie Poberezny, Jack Forcett, Bob Penketh, Property Manager, Joy Penketh, Secretary,

Regrets

- ❖ Sam Yousif, Inga Vassilieva, Madan Tandon, Pat Muscedere

Financial Report

- ❖ Due to Pat's absence there was no Financial Report this month however investments were discussed based upon recent interest rates available on GIC's.

Shelley Holden moved that we invest \$50,000 in a 5 year GIC either at Scotiabank or through Ontario Bonds depending on which has the most advantageous rate. Moe Gagner seconded the motion. All in Favour. CARRIED.

- ❖ Update on the Reserve Fund Study – Joy Penketh Emailed our Planner to find out when to expect the Study now that the roof report has been sent to him. No response received as yet..

Minutes

- ❖ Minutes from the meeting of April 21, 2008 were reviewed and discussed.

Shelley Holden moved to accept the minutes. Moe Gagner seconded the motion. All in Favour. CARRIED.

Business Arising from the Minutes

- ❖ The painting of the siding was discussed in detail. Marvin Girard will be asked to bring in paint chips so a decision can be made on the colour(s) to use.
- ❖ Some of the items brought up during the Board walk-around have already been accomplished and several more are in the works.
- ❖ Joy Penketh is looking into the possibility of whether or not we can get a skateboard park set up in the park adjacent to our complex. She has been talking with a representative from Parks and Recreation who will get back to her with information on how this was accomplished at Atkinson Park. Meanwhile, the Board is also looking at other alternatives within our own complex. She has also been directed to contact the lawyer to see where we stand legally with some of the possibilities we have in mind.
- ❖ The Penkeths have been researching various types of insulation and provided the Board with material to review in relation to the possibility of doing something to help reduce the high energy costs experienced by most of the owners.

Maintenance Report, Community Centre Report and Garden Committee Report

- ❖ Bob Penketh advised there is a new roofing product recently introduced from the United States that he has received information on. He would like the Board to take a look at the videos on the product and review the material before next month's meeting. He will arrange to have the representative attend the next Board meeting to discuss his product and the cost. Based on the information provided on insulation he asked if a decision could be made regarding whether to proceed or not. Discussion followed but no decision was made.
- ❖ The small air conditioner in the small hall at the community center was removed because kids had pulled the protective cage away from the wall. Now that the large roof unit has been repaired the small A/C wasn't necessary anyway. The thermal cover for the pool is now installed and working beautifully. Life guards are being interviewed for summer employment and will be starting in June.
- ❖ Our once-a-week help for the gardens starts May 20th. Gardens have been weeded and there are just a few more flowers to be planted then the only thing we will be required to do is keep them weeded and watered. They are looking good.

New Business and Correspondence

❖ One letter from a tenant was discussed and Joy Penketh was directed to respond with the Board's decision.

Adjournment

❖ There being no further business to transact the meeting adjourned at 8.25 PM

Notice of Next Meeting

❖ The next scheduled meeting will be Monday, June 16, 2008, at Rose-Ville Community Center.

Respectfully Submitted by: Joy Penketh (Secretary)

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As you may all be aware, the recycling efforts in the City of Windsor have expanded to include additional items that weren't on the list before. That means our recycle bins will be fuller than ever. We are presently trying to get more bins and/or increase the number of pick ups in this area but, until we can achieve either one, we need you all to cooperate by crushing all of your boxes and cans. As soon as we eliminate "hollow" space by crushing these items we will see a dramatic difference in the number of full bins we have. Please do your best to crush all bulky items and don't place plastic bags in the recycle bins. Thanks in advance for your cooperation.

Please note: All window air conditioners MUST have a wooden air conditioner support to protect the vinyl channel for the windows. These supports are custom made by the Corporation to ensure that the channel is properly protected and can be purchased for \$10 which covers the cost of the materials. In addition, all a/c's must have a clear or slightly opaque piece of plexi-glass or plastic above the unit. No cardboard or plywood is to be used to enclose the space above the unit. The plastic inserts for recessed fluorescent lighting are usually satisfactory material and, if you have the correct measurements, can normally be cut at Home Depot or Rona. All other windows should be covered with proper window dressing – i.e. Curtains, Drapes, Blinds, Verticals, Venetian Blinds.

We have been advised we can no longer place grocery buggies at the fence on the Paul Martin complex. For the time being we will place them just beyond the fenced area around the trash bins on this side of the fence separating our property from Paul Martin complex. It looks like we may have to hire someone to come by and pick them up periodically because people fail to take them back to the stores where they got them. This was not a budgeted item and may cause the common fees to be increased because a few individuals can't be bothered to return the buggies themselves.

ALSO ----- we must remind you that we have to pay someone to take away old furniture and other items left by the bins such as appliances, paint cans, used oil, unusable propane cylinders, etc. If we become aware of anyone who leaves these articles for the Corporation to remove to the dump, you will be charged for time, mileage and dumping fees.