

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, May 16, 2011

Minutes

Joy Penketh, called the meeting to order at 6:05PM

ATTENDING: Martha, Bookkeeper, Shelley Stieler, Secretary, Dorothy Loscher, Jack Forcett, Inga Vassilieva, Joy Penketh, Bob Penketh, Property Manager, Tom Birkner and Ramesh Patel and Sheri Delacretaz, President.

REGRETS: Tessie Poberezny.

Guests: Marvin from Essex County Maintenance and wife, Sandy

- Marvin was there to answer questions regarding his new contract. The Board was concerned with a surplus of \$8,000 that he was asking. Marvin clarified that the surplus was only for extra snowfall removal. He was giving us this number for budget purposes, so that the board was aware if snow removal was heavy and he would have to charge an extra amount for his services.
- The board asked Marvin about different solutions for salting and he explained that the eco-friendly solution is about three times the price we are paying right now with salt and in his opinion, it takes a longer time to work.
- Regarding grass cutting for summer, we asked that when it is too hot and the grass doesn't need cutting, Marvin will give submit a list of what his crew will do, instead of the cutting.

Joy motioned to accept Marvin's new contract and Tom seconded the motion. ALL IN FAVOUR. CARRIED.

The Board thanked Marvin and Sandy for attending the meeting and they left.

Guests: Offsite owner Mr. Zamfir and owner Duszka Janjetovic.

- An incident was brought to the board's attention concerning some tenants.

The Board thanked Mr. Zamfir and Duszka for coming and they left the meeting.

FINANCIALS: The financials for April were reviewed and discussed.

Inga moved to accept the financials as presented and Jack seconded the motion. ALL IN FAVOR. CARRIED.

Cheques were submitted for signature and as there was no further financial business Martha left the meeting..

MINUTES: The minutes from April were reviewed and discussed.

Joy moved to accept the minutes and Inga seconded the motion.

ALL IN FAVOUR. CARRIED.

The minutes are approved after a typo error is corrected.

UNFINISHED BUSINESS:

Engineer- Bob has been getting quotes for a new engineer. A company called IRC is looking like a good one.

Action Reports- Joy brought some samples of "action reports." The board will look at them to see which one is best to utilize. Sheri recommended that we scan one and put it on the condo website, when we agree to which one to use.

Reports:

Property Management- Bob has reported some leaky basements due to all the rain, which are being looked after. Some of the really bad parking bumpers were replaced.

Garden- Joy reported that the gardens are a month behind, due to all the rain.

Community Ctr.- Summer swimming is being set-up.

New Business:

There will be a discovery for the community centre on May 30th and 31st.

Joy and Bob are taking a vacation for the months of June and July. In her absence, Joy moved to appoint Jack as the alternative representative for the community centre board meetings. Shelley seconded the nomination. ALL IN FAVOUR. CCARRIED.

Adjournment @ 9:15 p.m.

Next Meeting: June 20th at 6:30 p.m.