

Essex Condominium Corporation #3

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Board of Directors Meeting Monday, May 28, 2012

Minutes

Sheri Delacretaz called the meeting to order at 6:40 PM

ATTENDING: Martha, Bookkeeper, Shelley Stieler, Secretary, Bob Penketh-Property Manager, Jack Forcett, Dorothy Loscher, Sheri Delacretaz, Mary Wiseman and Tom Birkner.

REGRETS: Ramesh Patel, Joy Penketh and Inga Vassilieva

FINANCIALS: The financials for April were reviewed and discussed.

Shelley moved to accept the financials as presented and Dorothy seconded the motion. ALL IN FAVOR. CARRIED.

MINUTES: The minutes from April were reviewed and discussed.

Tom moved to accept the minutes and Mary seconded the motion. ALL IN FAVOUR. CARRIED.

Unfinished Business:

Roofing- 1st Phase on 3 Buildings are complete! The roofing company lucked out with the weather and they finished in a timely manner. In the fall, they begin the 2nd Phase, which consists of three more buildings. Bob remarked that the work has been excellent and that he is very satisfied with the high quality of work! This phase went quickly and smoothly with no problems!

Bob is going to look into some preventative maintenance for the last three buildings in the fall, in order to hold over the roofs until the final phase commences in the spring of 2013. Just to be safe and prevent any extra problems.

Fencing- Bob replaced 12 more fence planks. We are assuming it is kids causing these problems. The Board is receiving complaints about the hole in the fence at the back east side of condo. Some owners are feeling un-safe due to the amount of traffic that is coming through this hole. Bob fixes the fence, only for it to be kicked in again! Bob has decided to phone a few different fencing companies to come and look at the situation and hear their opinions and solutions.

Reports:

Property Manager- Bob explained to the Board that he has been receiving threats and abuse from owners and renters, while trying to enforce the Policies & Procedures and Rules & Regulations, as well as his Property Management duties. The Board agreed that we will have zero tolerance with these types of situations and we will not have our employees put in harm's way! Bob has agreed that when dealing with any situation's with rental properties, he will go directly to the owner's and deal with them..If the situation arises, the police will be called and our lawyer will be brought in, at expenses charged back to the owner. Abuse and threats will not be accepted in our community! The Board works very hard to make this a safe and healthy community for everyone to live in and we want to continue this, in order for people to want to live here.

Community Ctr- Pool hours for summer begin July 2- Open Swim from 1:00 to 4:45 p.m. with 2 Lifeguards and Family Swim 5:00 to 6:15 p.m.

The Garage Sale was quite successful and the majority of the people who participated would like to come back in the fall. It was a busy month for hall rentals!

New heaters for the change rooms were purchased and will be installed the week of June 4th.

Garden- As we can all see, the gardens are looking beautiful! Joy has asked that anyone who wants to donate any plants, the condo will gladly accept. Jack & Dorothy have donated quite a few wonderful plants! We might need to hire a student to help with some of the weeding in the gardens and once that is done, we should be able to keep up with the gardens and be on top of them!

Walk-Around is scheduled for Thursday, June 7th at 6:30 p.m.

Adjournment at 8:25 p.m.

Next Meeting is Monday, June 18, 2012 at 6:30 p.m.