

ESSEX CONDOMINIUM CORPORATION # 3

P.O. Box 27063 7720 Tecumseh Rd. E. Windsor, ON N8T 3N5

Telephone (519) 945-1473

www.essexcondo3.com

Board of Directors Meeting- Monday, May 27th, 2013

MINUTES

Sheri Delacretaz called the meeting to order at 6:35 p.m. She welcomed our 3 new board members- Moe Gagner, Maya Mitreva and Brenda Ritchie.

ATTENDING: Bookeeper, Shelley Stieler, Secretary, Jack Forcett, Sheri Delacretaz-President, Mary Wiseman, Moe Gagner- Property Manager, Dorothy Loscher and Maya Mitreva.

REGRETS: Tom Birkner, Ramesh Patel, Brenda Ritchie

GUEST: Ryan Bondy from Evernew Professional Services.

Ryan met with the Board to answer any questions and he discussed his fee to remove large items from the bin around circle at Vine Court.

FINANCIALS:

Cheques were submitted for signatures and as there was no further financial business, Carmen left the meeting.

MINUTES: The minutes from April were reviewed and discussed.

Shelley made a motion to accept the minutes and Mary seconded the motion. ALL IN FAVOUR. CARRIED.

UNFINISHED BUSINESS:

Smoke Detectors- The Board discussed all the quotes that we received for the maintenance of the smoke alarms. The Board decided to accept the quote from Century Fire. Moe will be in contact with the company and will organize the dates and times of the maintenance. Letters will be sent to home owners twice to explain what will be happening and the dates and times for their area.

Shelley made a motion to accept the quote from Century Fire for the smoke alarms and Mary seconded the motion. ALL IN FAVOUR. CARRIED.

Landscaping- The Board discussed the "Big Item" removal from the dumpster in the circle, where owners can bring their larger items for disposal. In the past, we have seen this courtesy being taken advantage of. The items were getting out-of-control and notices were sent around to owners and tenants to be aware of how much money this is costing the corporation and to not let family and friends utilise this. We have spoken to the new landscaping company and they are willing to do this for us. The price is \$45/hr plus the dumping fee. The property manager will have to monitor this, so it doesn't get out of control and he will have to work with Evernew. The Board is asking Moe to keep track of this on a monthly basis and report it to the Board every month. Moe will have to notify Evernew when we need a pickup.

Roofing- The roofs are on the last row of homes. Looks like the end is in sight! The roofs look wonderful and the Board is so happy with the work that Kingsville Roofing has done.

Treasurer- At this time, the Board still has not found someone to fill this position. Everyone is working hard to find a suitable candidate to work with the current Board of Directors.

REPORTS:

Property Manager- Moe gave his 1st report as Property Manager and is was very detailed and accurate. He is walking around the common areas and picking up garbage and cleaning around dumpsters. He is making A/C supports and is painting and replacing broken fence boards. Moe met with some of the service companies that do work for the condo. Moe has jumped right in to new position!

Community Ctr- The kitchen is now finished and looks wonderful! All stainless steel and looks up- to-date and new! Go take a look next time you are in and remember it is available for showers and birthday parties. The small room, next to the kitchen, is finished with updates, as well! They have purchased new tables and chairs.

NEW BUSINESS:

Signing Officer- Shelley made a motion to accept Dorothy Loscher as a Signing Officer for the Board and Mary seconded this. ALL IN FAVOUR. CARRIED.

Resolution- The Board needed to make a resolution to make Moe Gagner an Officer of the Corporation.

Jack made the motion to accept Moe as an Officer of the Corporation and Mary seconded the motion. ALL IN FAVOUR. CARRIED.

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

NEXT MEETING WILL TAKE PLACE ON MONDAY, June 17th, 2013, AT 6:30 P.M.