

# ESSEX CONDOMINIUM CORPORATION #3

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Board of Directors Meeting- Monday, May 26th, 2014

## MINUTES

Sheri Delacretaz called the meeting to order at 6:30 p.m.

**ATTENDING:** Linda, Bookkeeper, Shelley Stieler, Secretary, Moe Gagner- Property Manager, Jack Forcett, Sheri Delacretaz-President, Mary Wiseman, Dorothy Loscher, Brenda Ritchie and Maya Mitreva

**REGRETS:** Ramesh Patel

**Guest:** Caroline Main- Owner of #2655 Vine Court

She came to discuss a tree that is on her property that she would like removed.

**FINANCIALS:** The financial statements for April were reviewed and discussed.

*Shelley made a motion to accept the financial statements for April and Mary seconded the motion. ALL IN FAVOUR. CARRIED.*

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

**MINUTES:** The minutes from April were reviewed and discussed. Maya refrained from voting because she was not at the April meeting.

*Mary made a motion to accept the minutes for April and Brenda seconded the motion. ALL IN FAVOUR. CARRIED.*

## UNFINISHED BUSINESS:

**Spring Walk-A-Round-** A date has been scheduled for June 2<sup>nd</sup> at 6:00 p.m.

**Tenants-** The Board had a lengthy discussion about the problems we have been having with the same tenants over and over. The lawyer has been brought in to make certain the Board is handling the situation correctly and legally. Unfortunately, the situation is affecting other owners.

**Smoke Detectors and CO Detectors-** Letters will be sent out in next few weeks to owners regarding dates for the inspections.

**Gardens-** There was a quote that came in from Evernew to modify the flower beds. A lengthy discussion about the quote and what needed to be done first and foremost followed. The Board feels the beds that have the curb appeal are the most important and need to be done immediately. Beds will be kept simple and with very little upkeep is what we are aiming for.

## REPORTS:

**Property Manager-** Picked up batteries for smoke detectors. Repaired and cleared out gardens and also planted two trees. Met with Kingsville Roofing for a repair. Requested quotes to have some sidewalks lifted. Phoned in Edgewater Sewer to look at sewer collapse.

**Community Ctr-**

**ADJOURNMENT : The meeting was adjourned at 9:22 p.m.**

**NEXT MEETING WILL TAKE PLACE ON MONDAY, July 21st, 2014, AT 6:30 P.M.**