

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, November 15, 2010
Minutes

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

ATTENDING: Tessie Poberezny, Pat Muscedere, Bookkeeper, Shelley Stieler, Secretary, Joy Penketh, Bob Penketh, Property Manager, Moe Gagner, Dorothy Loscher, Jack Forcett, Inga Vassilieva and Tom Birkner.

REGRETS: none

FINANCIALS: The financials for October were reviewed and discussed.

Joy moved to accept the financials as presented and Tom seconded the motion.

ALL IN FAVOR. CARRIED.

The financials for year end were ratified and discussed.

Joy moved to accept the year end financials as presented and Inga seconded the motion.

ALL IN FAVOUR. CARRIED.

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

This was the last meeting for Business Partners because as of December 1st, Essex Condo #3 will be utilizing the bookkeeping services of Lynn Freeland.

Their office is located at 3357 Walker Road, Unit #7, Windsor, ON N8W 5J7.

Phone number is 519-972-1574.

Please be advised to call before dropping off condo fees as there normally is someone there Monday thru Friday, yet sometimes emergencies call them out of the office..

MINUTES: The minutes from October 18, 2010 were reviewed and discussed.

Shelley moved to accept the minutes and Tessie seconded the motion.

ALL IN FAVOUR. CARRIED.

BUSINESS ARISING FROM THE MINUTES:

Bob, Joy and Sherri had a meeting with Albert Shepers, the engineer hired for our roofs. They discussed shingles and metal roofing. Metal roofing tends to last twice the duration of shingle roofing. Also, metal roofing will be instantly ready for solar panels, if that is something we decide to go with.

Specs on the roof will be ready January 2011.

A special meeting for making changes to the Policies and Procedures and Rules and Regulations will be set for the new year.

A quote for overseeding was accepted via email. A ratified vote was brought to the meeting.

Moe moved to accept the overseeding quote and Tessie seconded the motion. ALL IN FAVOUR. CARRIED.

REPORTS- Property Management:

We had some cars parked illegally in our lots and letters were sent to the owners and immediately, cars were moved.

Garden: All the gardens have been winterized

Community Centre:

Jack and Dorothy have been busy with rentals.

Open swim is still on Sundays- 1:00 till 5:00

NEW BUSINESS:

We have received a quote from Mindquest for the full reserve fund study for next year. We still have two more to come in.

MOTION TO ADJOURN:

There being no further business to discuss, the meeting was adjourned at 8:45 p.m.

Notice of Next Meeting:

Monday, January 17, 2011