

Essex Condominium Corporation #3

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Board of Directors Meeting- Monday, November 19th, 2012
Minutes

Sheri Delacretaz called the meeting to order at 6:35 PM

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

Guest: Andrea Thielk and her assistant.

We had Andrea come in to discuss an invoice we received from her from the TD loan and Borrowing by-law. There was some discrepancies in the invoice and the board had some questions to discuss with Andrea. She was able to answer our questions with patience and understanding and was able to back up our concerns and questions with paperwork and evidence.

REGRETS: Dorothy Loscher

FINANCIALS: The financials for October were reviewed and discussed.

*Joy moved to accept the financials as presented and Mary seconded the motion. ALL IN FAVOR.
CARRIED.*

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

MINUTES: The minutes from October were reviewed and discussed.

*Joy moved to accept the minutes and Shelley seconded the motion. Tom, Inga and Ramesh abstained from voting as they were absent from the last meeting.
ALL IN FAVOUR. CARRIED.*

Unfinished Business:

Roofing- The fall phase of the roofing is now complete, with only one more remaining, which will be in the spring of 2013. The final inspection will be done this week. Everything came together, from roofing company to Engineer! The job was, once again, handled very professional!

REPORTS:

Property Manager- Marvin conducted an experiment with a bio-degradable cleaner for the mansards and it is made with pineapple juice. Without using this cleaner and just using high pressure water-180 degrees and it comes out like a vapor- shooting downwards out like a vapor! They experimented on one of the worst ones that had rust and mildew and it cleaned it right up! Bob has asked Marvin to give us a quote to do all the units. The Board discussed this idea and decided it was a fantastic one! They are going to wait till the spring, once the roofs are complete and look at our budget.

Bob has a private security company putting a quote together for the condo to see what the cost would be to patrol our parking lots. He will present this when he receives it.

Garden- No Report

Community Centre- The recent garage sale was once again a success! The parking lot was paved, but was not done properly and still needs some fixing. Jack is getting some quotes for new skylights and windows.

NEW BUSINESS:

Joy Penketh has given in her resignation letter to the board, effective for the end of 2012. The Board presented her with some flowers, a gift and a thank-you card for her many years of dedication and hard work for the condo. She will be sorely missed, but we wish her the best of luck with her painting and official retirement!

ADJOURNMENT: The meeting ended at 8:35 p.m.

Next Meeting: Monday, January 21st, 2013 at 6:30 p.m.