

MINUTES OF THE BOARD OF DIRECTORS MEETING
HELD MONDAY NOVEMBER 13TH, 2017

Present: Sheri Delacretaz, Jack Forcett, Mary Wiseman, Moe Gagner, Joe Mazzotta, Inga Vassilieva, Carol Hanlon.

The meeting was called to order at: 6:30 pm.

Minutes of Previous Board Meeting - Motion to approve the minutes as presented by Inga Vassilieva, seconded by Jack Forcett, all in favour, the motion was approved.

Financial Report - The financial reports were reviewed as presented by Condos Plus. Motion to approve the financial reports by Sheri Delacretaz, seconded by Inga Vassilieva, all in favour, the motion was approved. Parking charges for unit 6724 to be checked with the owner.

Reports - Moe Gagner reviewed his report as presented to the Board of Directors. The parking spot for unit 2687 is to be moved to a new location, Motion to approve by Inga Vassilieva, seconded by Mary Wiseman, all in favour, carried.

Joe Mazzotta reviewed his report.

No conflict of interest was registered by any Director.

New Business:

- New Director appointment - Motion by Inga Vassilieva to appoint Carol Hanlon to the Board of Directors until the next annual meeting, seconded by Mary Wiseman, all in favour, carried.
- A deadline date of January 31st, 2018, is to be given to the owner of unit 6736 in writing for the correction and removal of the air conditioner/heater installed in the wall system at the rear of their unit.
- Dryer vent responsibility - it is the responsibility of the unit owners to clean, maintain, and repair dryer vents on the units.
- Repairs of shingles will be needed for larger areas in future months within the property.
- Repairs have been undertaken for the sidewalks of units 2629 and 2631, the areas will be monitored to see if further repairs will be needed in the future.
- All directors were asked to monitor the parking lots to assist Moe with parking matters.
- Units where parking occurs parallel to the units along the driveway ends will be monitored as they create a hazard for neighbouring units, residents who undertake this form of parking will be contacted. The owners of 2661 VC have done this regularly and they have been ticketed in the past, and they are moving out very soon as the unit is sold.
- Owners to be encouraged to attend the annual meeting in 2018.
- Vehicles in fire route lanes to be monitored and reported where it occurs as persons committing the infractions can be ticketed by City of Windsor.

The meeting was closed at 8:00 pm, the next meeting will be January 22nd, 2018.