

# Essex Condominium Corporation #3

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Board of Directors Meeting

Monday, October 18, 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.

**REGRETS:** Tom Birkner and Debbie Deschamps

**FINANCIALS:** The financials for August were reviewed and discussed because of the cancellation of the meeting for September. This was due to not meeting a quorum for the meeting.

*Moe moved to accept the financials as presented and Joy seconded the motion. ALL IN FAVOR. CARRIED.*  
The financials for September were reviewed and discussed.

*Joy moved to accept the financials as presented and Jack seconded the motion. All IN FAVOUR. CARRIED.*  
The financials for year end were reviewed and discussed but were not accepted due to a discrepancy.  
Pat will get back to the Board on this matter ASAP.

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

**MINUTES:** The minutes from August 16, 2010 were reviewed and discussed by an earlier email, yet were ratified at tonight's meeting.

*Moe moved to accept the August 16<sup>th</sup> minutes and Joy seconded the motion. ALL IN FAVOUR. CARRIED.*

### **BUSINESS ARISING FROM THE MINUTES:**

In regards to the roofing, the Board has asked Bob to get the drawings and specs needed from the engineer.

Solar panels are still on hold for we have yet to have received any answers from the solar panel company or from our lawyer.

### **Reserve Fund:**

A full Reserve Fund Study has to be done next year. The board has decided to look at some new companies to complete this task, so Shelley will be calling for some quotes.

### **REPORTS- Property Management:**

Unfortunately, we had some vandalism at the maintenance garage and some damage was done. Garbage around bins is getting out of control which leads to the rat problem we are experiencing. Bob had taken some pictures of the mess around the garbage bins and presented them to the board and it was quite appalling. Owners and renters need to step up and report people who are littering. We cannot try and fix problems if we are unaware of the perpetrators. Unfortunately, extra money has to be spent to clean up after others.

### **Garden:**

Joy presented the board with a proposal for next year for a landscaping and garden schedule. We have been fortunate to have had Joy doing all this hard work at no cost and understandably, she cannot do the work anymore. The board will discuss the proposal and vote at a later date.

### **Community Centre:**

Open swim on Sundays, with a lifeguard is back from 1:00 till 5:00 p.m.

**New Business:**

Inga made a motion to increase Bob Penketh's salary in order to be in line with minimum wage. Jack seconded the motion. ALL IN FAVOUR. CARRIED. This will be retroactive to October 1<sup>st</sup>, 2010. WSIB was mentioned for our two paid employees, Bob and Shelley.

The board will look into this further and get more details.

Concerns over Policies & Procedures and Rules & Regulations were brought up. Unfortunately, these items are not being followed by owners and renters and is getting out of control.

Notices will be sent out for reminders of the rules. The board has decided to have a special meeting on updating some of the rules and policies.

**MOTION TO ADJOURN:**

There being no further business to discuss, the meeting was adjourned at 9:05 p.m.

**Notice of Next Meeting:**

Monday, November 15, 2010