

Essex Condominium Corporation #3
P. O. Box 27060 • 7720 Tecumseh Rd. E. • Windsor, ON • N8T 3N5
Telephone/Fax (519) 945-1473
Webpage www.essexcondo3.com

Board of Directors Meeting
Monday, September 15, 2008
Minutes

The meeting was called to order by Sheri Delacretaz at 6:35 PM

In Attendance

- ❖ Sheri Delacretaz, Dorothy Loscher, Jack Forcett, Inga Vassilieva, Shelley Holden, Moe Gagner, Pat Muscedere, Bookkeeper, Bob Penketh, Property Manager, Joy Penketh, Secretary

Regrets

- ❖ Tessie Poberezny, Madan Tandon, Sam Yousif

Financial Report.

- ❖ Financial Report for August, 2008 was presented for review and approval.
Shelley Holden moved to approve the Financial Report for August. The motion was seconded by Inga Vassilieva. All in Favour. CARRIED.
- ❖ It was determined that a second invoice from Essex County Maintenance was for removing a sofa sitting in someone's front yard. The owner will be invoiced for the cost.

Minutes

- ❖ Minutes from the meeting of August 18, 2008 were reviewed and discussed. When approved these minutes will be added to the Website.
Shelley Holden moved to accept the minutes and Moe Gagner seconded the motion. All in Favour. CARRIED.

Business Arising from the Minutes

- ❖ Joy Penketh had a meeting with Marvin Girard and an Energy Auditor to determine whether or not we could benefit by some of the grants that are being offered by the provincial and federal governments. He was very honest and indicated there were few, if any, areas where we might be able to apply for a grant and the money we would get would be minimal at best. He felt we would be wasting our money to hire him to do an energy audit as there would be little or no return from the government.
- ❖ Joy Penketh will be preparing an Information Sheet regarding the recycling rules and possible solutions to an over abundance of junk being left beside the garbage bins. This sheet will be linked on our Website.
- ❖ It was decided, since certain youngsters continue to flout the rules, that the Corporation will not invest additional money to create a skateboard/bicycle/inline-skating/scooter area for children because they probably wouldn't use it any more than they use the concrete pad already constructed for their use.
- ❖ Discussion regarding the Property Management and Secretarial contracts was held. It was felt that language regarding signing authority could not be included in the contracts and that a resolution would have to be passed on an annual basis regarding this matter.
- ❖ The resolution regarding the signing authority for Bob and Joy Penketh was discussed in detail. The Board will use language formerly used for this resolution.

Moe Gagner moved that the Board of Directors pass a Resolution to appoint Robert Penketh, Property Manager, as an Officer pursuant to the Management Contract, and appoint Joy Penketh, Secretary, as an Officer pursuant to her Contract, entitled to all of the rights and privileges as Officers of the Corporation, including Directors and Officers Liability Insurance, and further moved that Robert Penketh continue to have signing authority for all legal and financial matters that do not relate to his position under the Management Contract and that Joy Penketh continue to have signing privileges for all matters of a legal nature. Inga Vassilieva seconded the motion. All in Favour. CARRIED.

Reports

- ❖ Bob Penketh submitted his monthly written property management report and advised that Landgraff had completed half of their contract on this year's budget. He was directed to contact them to determine whether they could complete the balance of the contract this fall under next year's budget or would it be too wet for their equipment. After all the rain this weekend we only had one call about a leak which means our preventative maintenance program is working. The question of putting insulation into the mansards was discussed again at great length. If there was any possibility of a grant, the money would be given to the owner, not the Corporation so the decision to do the work through the Corporation or have it done by the owner will have to be determined. The contractor will have to be more specific in his quotation, taking into consideration the possibility of increasing the height of the insulation and just where it can be inserted. He will be asked to attend the next Board meeting so more discussion can take place. Much more research has to be done. We have received a quote for additional asphalt work on at least one more lot and, if the method we decide to use works out well the Board will recommend additional lots be completed.

Moe Gagner moved we proceed with the asphalt work quoted on the lot near the Maintenance Garage. Inga Vassilieva seconded the motion. All in Favour. CARRIED.

- ❖ Sheri Delacretaz *talked* about the continuing conflict regarding closing the pool for the winter. Considerable discussion was held regarding where we might be at legally and what the decision to close could mean with respect to the lawsuit still pending. It was suggested that another Board member attend the Community Center Association meeting with Sheri in order to give ECC #3 equal representation. No final decision was reached.

- ❖ Joy Penketh presented her written garden report and requested a motion to commence with the installation of the balance of the sprinkler system. Transplanting and winterizing will commence this week.

Moe Gagner moved to approve installation of the sprinkler system. Shelley Holden seconded the motion. All in Favour. CARRIED.

- ❖ Discussion continued regarding landscaping, over-seeding, weed-and-feed and spraying for grubs as well as the ban on pesticides. Joy will request quotes for these items, broken out separately, as well as quotes for sod where seeding won't work.
- ❖ Driveway signs were discussed in detail. Bob Penketh directed Joy to send our requirements to three or more contractors for quotes. She has sent out to LaBonte, Paradigm, Signs by Screenway and Marvin has taken the specs and will ask some of his contracts for prices too.

New Business & Correspondence

- ❖ The majority of the Board of Directors proposes a resolution to amend Article 5.01 of the By-laws to reflect changes that were made in the Condominium Act which allows the Corporation to increase the number of Directors and to elect non-owners, non-residents to serve as Directors if their experience and background qualifies them to act on behalf of the Corporation. The Directors wish to expand the Board to 10 members with no more than 2 qualified members to be elected from non-owners, said non-owners allowed only to sit on the Board and never to become President, Vice-President, Treasurer or Secretary. This resolution would allow the Board to appoint Jack Forcett as a Director based upon his experience with Windsor's Department of Parks and Recreation and his commendable actions and opinions expressed as an Officer of the Board over the past three years.

Dorothy Loscher moved we pass this resolution subject to approval of this by-law amendment by the owners at our next Annual General Meeting. Shelley Holden seconded the motion. Four in Favour. One Abstention. CARRIED.

Shelley Holden moved we appoint Jack Forcett as a Director subject to approval of the owners at the next Annual General Meeting. Four in Favour. One Abstention. CARRIED.

- ❖ Owners' letters were presented and discussed. Some were sent via Email to the Board prior to the meeting. Several letters have been forwarded to owners stating the Board's position relative to their concerns.

Adjournment

- ❖ There being no further business to discuss the meeting was adjourned at 9:00 PM

Notice of Next Meeting

- ❖ The next meeting will be held Monday, October 20th, 2008, at Roseville Community Centre

Respectfully submitted by: Joy Penketh, Secretary
