

# *Essex Condominium Corporation #3*

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Board of Directors Meeting Monday, September 19th, 2011

Minutes

Sheri Delacretaz called the meeting to order at 6:34PM

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

**REGRETS:** Tessie Poberezny

Guest: Crystal Harling- #2707 Vine Court- Crystal came in to discuss some issues with the Board. She has some issues with noise, but that is nothing the Board can do about, she would have to file complaints with the police. Regarding the other issues, the Board agreed that we could help her with some of these issues, but she has to help herself out as well.

The Board thanked Crystal for coming and she left the meeting.

**FINANCIALS:** The financials for August were reviewed and discussed.

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

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

**MINUTES:** The minutes from August were reviewed and discussed.

*Tom moved to accept the minutes and Joy seconded the motion.  
ALL IN FAVOUR. CARRIED.*

## **Unfinished Business:**

The roofing project is now underway! Bob reported that the roofing foreman is handling the project smoothly and the engineer we hired is up on the roofs and doing inspections regularly and has handed in reports to Bob.

Bob had to move some of the security lights in order for the roofing procedures to be completed. He will move them back after the project is finished. Extra downspouts are being added to units in order to take water away from the houses and basements. Bob is quite sure this will help with leaking basements.

The engineer from IRC, whom we have hired for the roofs, has given the Board an estimated quote for next year to finish six more units with roofs. The Board will take this quote and crunch numbers and review.

## **Reports:**

**Property Manager:** Bob reported that we have had some complaints with rodents, especially possums. We have put out some traps, but unfortunately, cannot keep up with this expense. We already have traps for skunks and we also put bait for rats. This is an ongoing problem, not just here in our community, but throughout the city. We do our best to keep up with the rat problem and skunk, which are nasty critters.

**Community Centre:** The pool is still closed due to paint peeling and falling into the pool. There have been a lot of complaints about the closing and nothing being done as of yet to fix the problem. All complaints must go to your Board, either in writing or verbally. Jack & Dorothy are getting quotes to fix the lighting and to fix the pool painting. Jack and Dorothy explained that the pool should not ever have been painted and because it keeps getting painted, it is just a band aid for the situation.

***Inga brought forth a motion on behalf of Essex Condo #3 to NOT have the pool painted again. Spend the money to get it fixed properly! Joy seconded the motion. ALL IN FAVOUR. CARRIED.***

**Garden:**

Due to fall arriving, the gardens need some overhaul to get ready for the incoming season. Joy asked for some volunteers to help cut back plants and clean up gardens. Shelley and Inga agreed to help our Saturday morning for a few hours.

**New Business:**

Through email correspondence, the board agreed to some changes. Some of these decisions need to be ratified:

*Joy moved to have a 1% increase in the common fees. Dorothy seconded the motion. ALL IN FAVOUR. CARRIED.*

*Shelley moved to apply for a Rona credit card for door installations for approx \$2,000.. Jack seconded the motion. ALL IN FAVOUR. CARRIED.*

**Adjournment:** The meeting was closed at 9:30 p.m.

Next Meeting will be held on Monday, October 17th at 6:30 p.m.