

Essex Condominium Corporation #3

P. O. Box 27063 7720 Tecumseh Rd. E. Windsor, ON N8T 3N5

Telephone(519) 945-1473 Fax(519)974-4487

www.essexcondo3.com

Board of Directors Meeting- Monday, September 17th, 2012
Minutes

Sheri Delacretaz called the meeting to order at 6:36 PM

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

REGRETS: Tom Birkner & Inga Vassilieva

FINANCIALS: The financials for August were reviewed and discussed.

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

There was a discussion on the Status Certificate changes that Martha has been working on. The Board agreed to look at the documents and get back to Martha with any changes.

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

MINUTES: The minutes from August were reviewed and discussed.

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

Unfinished Business:

Roofing- Building #4 has commenced and there seems to be little if any problems, moving along steadily.

Lights-Bon received 3 quotes from 3 different companies to fix the 6 security lights that are filled with water. Bob presented the quotes to the Board and the Board agreed to the quote from Collective Solutions.

Jack made a motion to accept the quote from Collective Solutions to fix the security lights and mary seconded the motion. ALL IN FAVOUR. CARRIED.

Lawyer-In regards to our new lawyer, Bart Seguin, Joy had spoke to him about making changes to our Rules & Regulations and Policies and Procedures, as well as our By-Laws. Bart agreed to look at the cost to make changes to these documents and he will e-mail Joy some figures.

REPORTS:

Property Manager-

Roofing commenced on building #4 on September 9th. All seems to be going smoothly!

Bob met with George from Tesla and he gave him a quote for the 6 security lights.

Landgraaf has started pruning the trees in the common area as of September 17th.

Garden-

Joy provided quote from Marvin for the cost of taking everything out of the gardens. The Board discussed this quote and has not yet decided on how to go about clearing the gardens.

Community Ctr-

The Kid's Alliance Day went very well and was attended by lots of children in the area.

The Board of Health made unscheduled inspection and the Community Centre passed with flying colors!

Open swim will take place on Saturdays and Sundays for the month of September.

New brackets, heaters and switches were mounted on the walls in change rooms.

New Business-

Insurance- Dorothy, Jack and Sherri attended the last CCI meeting and brought back some questions to the Board, mainly regarding insurance. Shelley has agreed to phone our Insurance company to check on insurance coverage for each Board of Director and for slip and fall accidents.

Parking- We seem to have some problems with unit owners parking in the fire lanes for long periods of time. The Board discussed our options on what can be done about this and Shelley is going to call the Fire Station to see what the rules and consequences are for these people who are abusing this parking.

Towing- A discussion has come up again concerning parking and towing vehicles parked in the wrong areas. Shelley has agreed to call Brian's Towing and to get some questions answered.

ADJOURNMENT was at 9:00 p.m.

NEXT MEETING will be October 15th at 6:30 p.m.