

# ESSEX CONDOMINIUM CORPORATION #3

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Board of Directors Meeting- Monday, September 16th, 2013

## MINUTES

Sheri Delacretaz called the meeting to order at 6:35 p.m. She welcomed our new bookkeeper, Linda, whom is now the new owner of Lynn Freeland.

Guest- We had an owner speak to the Board about building a shed on their deck and to get permission from the Board to put this up.

**ATTENDING:** Linda, Bookeeper, Shelley Stieler, Secretary, Moe Gagner- Property Manager, Jack Forcett, Sheri Delacretaz-President, Mary Wiseman, Dorothy Loscher, Tom Birkner, Ramesh Patel, Brenda Ritchie and Maya Mitreva.

**REGRETS:** NONE

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

*Mary made a motion to accept the August financials and Brenda seconded the motion. ALL IN FAVOUR. CARRIED*

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

**MINUTES:** The minutes from August were reviewed and discussed. Jack, Brenda and Dorothy refrained from voting because they were not at the August meeting.

*Mary made a motion to accept the minutes and Maja seconded the motion. ALL IN FAVOUR. CARRIED.*

## UNFINISHED BUSINESS:

**Garbage Bins-** Jack received a price of approx \$1,000.00 per bin to purchase new ones. The Board discusses this and brought up the idea to rent bins, instead of purchasing them. Jack agreed to get some options on renting.

**Walk-A-Round-** A date has been set for Saturday, September 28 at 11:00 a.m.

## REPORTS:

**Property Manager-** Moe was on vacation for a week in the first week of September and Mary and Sheri pitched in to help with any property manager business. Moe has called Meloche Windows on a few occasions, with no return phone calls and wondered if we should look into going with another company for window repairs. Kingsville Roofing came out to do a few repairs on some loose or missing shingles.

**Community Centre-** Kids Alliance Annual Fire truck event was a huge success once again. The Board of Health inspected pool and passed with flying colours. Lifeguards are in place for Fall/Winter schedule. It is that time for a fall inspection for the roofs. There was some talk about changes to halls, but if this goes through, it will reflect on the all rental agreements.

## **New Business-**

There will be a meeting with our lawyer, Andrea Thielk, on September 26<sup>th</sup>, to discuss some legal matters.

Resolutions:

*Mary made a motion to have a resolution to make Moe Gagner a Signing Officer for the Board of Directors for legal purposes only and Maja seconded the motion. ALL IN FAVOUR. CARRIED.*

*Shelley made a motion to have a resolution to make Brenda Ritchie a Signing Officer for the Board of Directors and Mary seconded the motion. ALL IN FAVOUR. CARRIED.*

**Adjournment-** The meeting wrapped up around 8:35 p.m. Next meeting will take place on Monday, October 21<sup>st</sup>, 2013 at 6:30 p.m. at the Community Ctr.