

Essex Condominium Corporation #3
P. O. Box 27063, 7720 Tecumseh Rd. E. Windsor, ON N8T 3N5
Telephone/Fax (519) 945-1473
Webpage: www.essexcondo3.com

Board of Directors Meeting
Monday, September 21, 2009
Minutes

The meeting was called to order by Shelley Stieler at 6:40 PM

In Attendance

Shelley Stieler, Moe Gagner, Tom Birkner, Tessie Poberezny, Dorothy Loscher, Jack Forcett, Pat Muscedere, Bookkeeper, Bob Penketh, Property Manager, Joy Penketh, Secretary, Inga Vassilieva arrived later with apologies

Regrets

Sheri Delacretaz, Aimee Mills, Debbie Deschamps, Madan Tandon

Prior to commencement of the business of the meeting Joy Penketh advised of Aimee Mills' resignation due to health reasons.

Financial Report

Financials for August, 2009 were presented and discussed in detail. Discussion was held regarding investments and looking into the current rates of interest available through various financial institutions.

Shelley Stieler moved to invest \$50,000.00 in the financial institution offering the best rate of interest for short term GIC's. Moe Gagner seconded the motion. All in Favour. CARRIED.

Pat Muscedere will look into the matter and advise the Board which banks have the best interest and the Board will authorize her to proceed.

Moe Gagner moved to approve the financial report for August. Jack Forcett seconded the motion. All in Favour. CARRIED.

Cheques were submitted for signature and, there being no further financial business to be discussed, Pat Muscedere left the meeting.

Minutes

Minutes from the August 17th meeting, and the Special Meeting held September 2, were presented and discussed.

Moe Gagner moved to accept the minutes of August 17th as presented. Seconded by Tom Birkner. All in Favour. CARRIED.

Jack Forcett moved to accept the minutes of the Special Meeting. Moe Gagner seconded the motion. All in Favour. CARRIED.

Business Arising from Minutes and Unfinished Business

Updates on Work in Progress - They are on the last section for caulking. There are still several bumpers that have not been finished, mostly in the section of 6720 to 6738 Roseville Garden Drive. Joy Penketh will work with the crew to see that vehicles are moved so we can schedule the completion of this work. One layer of mini-ties has been installed so people can't run their grocery buggies (which shouldn't be left here in any case) over the plants that have been put around the trash bin fences. A basement window has been completed in order to determine the cost to repair all of them. The Board has agreed to repair at least half this year, based upon the weather and the cooperation of those owners with decks. Sewer work has almost been completed and Bob Penketh presented a sewer inspection report. He is very pleased that there are very few areas that required flushing. The flusher truck came in today and got rid of a build up of grease in one section. They will be returning to finish the job on Tuesday. According to the revisions to the Fire Code, and the conditions of the Condominium Act, the inspection of smoke detectors in the individual units is mandatory. The Corporation will be responsible for replacing old or defective smoke detectors and batteries. A letter will be going to all units and unit owners advising them that they have to allow the inspectors into their units to do the work or, if they can't be home, arrange to have someone there to allow the inspector entry. There is no question of the home owners' cooperation because if we don't have access to do the work we are required to contact the Fire Marshall's office and they will issue a \$235 fine to the owner for non-compliance.

Reports

Our temporary help is finished for the summer. He took care of the majority of the re-numbering on the bumpers; cleaned some of the storm sewer catch basins; and trimmed back a lot of growth on the west fence (on the park side) where our shrubs were growing through. Based upon the recent information received regarding the Fire Code, Bob has requested and received quotes on replacing the Fire Route signs. He will make arrangements to have them installed once approved by the Board. He will be getting quotes for the cost of inspections from various companies. Batteries, according to Tom Birkner, should be heavy duty and he gave us a price of \$423.36 plus tax or \$478.40.

*Jack Forcett moved that we purchase batteries for the smoke detectors and go forward with replacement of the Fire Route signs. Moe Gagner seconded the motion. All in Favour.
CARRIED.*

Joy Penketh, as a representative of the Community Centre, and Dorothy Loscher and Jack Forcett, as the Centre Supervisors, gave their opinion as to how to proceed with repair of the pool. Both Condo 3 and Condo 4 have agreed to submit payment for their portion of the repair but only if the pool remains open for use. Sheri Delacretaz will be asked to contact the representative for Condo 6 to get their official statement as to their position in the matter.

Moe Gagner moved that we go forward with the repair because it is illegal, according to the Condominium Act, not to keep all common elements in good repair. Tessie Poberezný seconded the motion. All in Favour. CARRIED.

If Condo 5 does not agree we will go ahead and fix it and they will not get any money back at the end of the year if there is a surplus. Joy Penketh is to contact Condo 4 to see if they agree to go forward without Condo 5. A discussion arose regarding the possibility of a newsletter to all owners to bring information to them that they should know about regarding the lawsuit, the lack of cooperation of some members and the delaying tactics on doing their share of the repairs and maintenance required by law. Joy Penketh submitted her Garden Report. She feels that the small beds around the trash bin fences are still too shallow and that there should probably be another mini-tie added next year. Planting additional perennials is planned for each of these areas and will commence shortly.

New Business & Correspondence

Several of the Board members have requested that the Corporation look into the possibility of hiring different legal counsel as the one we have, who is the only official condominium lawyer in the city, appears to be overwhelmed with the work load and not always able to provide the service and legal opinions that we require. It is felt that many real estate lawyers could handle any of our lien situations and perhaps there are more counsellors who have a good enough handle on the Condominium Act that the Corporation may not be aware of. It would seem that this matter is worth looking into more thoroughly.

Adjournment

There being no further business to discuss the meeting was adjourned at 8:40 PM

Notice of Next Meeting

The next meeting will be held Monday, October 19, 2009, at Roseville Community Centre

Respectfully submitted by: Joy Penketh, Secretary