

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

Thursday March 25, 2010

Minutes

Sheri Delacretaz, President, called the meeting to order at 6:40 PM

ATTENDING: Sheri Delacretaz, Moe Gagner, Tom Birkner, Jack Forcett, Pat Muscedere, Bookkeeper, Shelley Stieler, Secretary, Dorothy Loscher, Joy Penketh, Bob Penketh, Property Manager & Inga Vassilieva.

REGRETS: Madan Tandan, Debbie Deschamps, Tessie Poberezny

GUESTS: Marvin and his wife Sandy.

Marvin spoke to the Board about the installation that has fallen and blocked holes in attics, therefore creating no circulation. He suggested that more holes are needed in mansards and new soffits for the garage units. Sandy showed the Board a mock sign that Marvin has created out of plastic materials that will go in front of each parking lot. This was just an example and the board wanted to see a smaller version of it.

Thanked Marvin and Sandy for coming.

FINANCIALS: The financials for February were reviewed and discussed.

Moe moved to accept the financials as presented and Joy seconded the motion.

ALL IN FAVOR. CARRIED.

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

MINUTES: The minutes from January 25, 2010 were reviewed and discussed.

Tom Birknerr moved and Inga Vassilieva seconded approval of the minutes. All in Favour.

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

Joy Penketh updated the Board on the Smoke Detectors. Seems quite successful, with only two units not getting done. Batteries will be given out to all units in one year. Great job Joy & Bob!!!!

Cell phone- Koodo doesn't deal with corporations, which has caused billing problems. Joy and Moe will look into other cell phone companies.

Discussion about the reserve fund and which items we can get done now before HST. The Board went over the list and decided on some important jobs that we can do, but decided to discuss it at the AGM on March 28th.

REPORTS:

Maintenance Report- Bob claimed that the turbines were up and working good.

Garden Report- Joy presented one suggestion Spring Walk-Around. Joy is always looking for help with the gardens.

Community Ctr. Report- Reported that March Break swim was a success with approx. 100 swimmers.

March Break Swim- Open 13th to 21st – open swim with lifeguard 1:00 p.m. till 5:00 p.m.

NEW BUSINESS & CORRESPONDENCE:

Joy suggested that the Board educate themselves on roofing for future projects, so we know what we are talking about.

Annual Meeting- Sunday, March 28th. Registration 1:00 p.m. Meeting 1:30 p.m.

MOTION TO ADJOURN:

There being no further business to discuss, the meeting was adjourned at 9:05 p.m.

Notice of Next Meeting:

Monday April 26th, 2010 at 6:30 p.m.