

Windsor Oaks Board of Directors Meeting, August 10, 2021

The August 10, 2021 meeting of the Board of Directors of Windsor Oaks was called to order at 2 PM by the Chairman, Charles B. Patterson. In attendance from the Board of Directors was Mike Ferry, Vice-Chairman, Tom Anderson, Treasurer, Jerry Schlaff, Member-at-Large, and Julie Thomley, Secretary. Also, attending our meeting was Tolly Pruitt, the Special Board Member for the Bryant Farms Rd Project, and Gabbi Poplin, a representative from Google Fiber.

OLD BUSINESS:

1. Mike proposed that the minutes from the Board's July 13, 2021 meeting be approved. Jerry seconded this motion. The minutes were unanimously approved.
2. Tolly Pruitt presented a letter of engagement from Susanne Todd, an attorney with Johnston, Allison, & Hord, one of the best law firms in Charlotte. She would represent our interests in the building of the Bryant Farms Rd Project. Mike Ferry moved we accept her proposal; Tom Anderson seconded, and the entire Board voted unanimously to accept her services for the Bryant Farms Project.
3. Charlie Patterson and Jerry Schlaff met with Steve Barbour, Vice-President of McGriff Insurance Agency, regarding insurance for Windsor Oaks property at-large. Mike moved we accept this insurance policy, Tom seconded, and the motion carried unanimously. Our current policy will expire on September 28, 2021.
4. Tom Anderson gave our financial report for June 30, 2021:

Treasurer's Financial Report:

Accounts Receivable:	\$	5,277.80
Automatic Cash Handling:	\$	334.00
FCB Operating Account:	\$	91,063.25
FCB Money Market:	\$	285,014.00
Prepaid Expenses:	\$	10,365.00
E-J Cash Account:	\$	100,270.02
E-J CD 5847 – 9-10-21:	\$	100,000.00
Due From Operating:	\$	3,028.00
E-J CD 5847 – 9-30-21:	\$	<u>100,000.00</u>
Total Assets:	\$	695,352.07
Total Liabilities:	\$	<u>32,888.14</u>
Net Worth:	\$	662,463.93

NEW BUSINESS:

1. Gabbi Poplin, a representative with Google Fiber, an internet provider, met with the Board to see if we are interested in bringing the service to the community. Google Fiber runs about 10X faster than other internet providers. The installation of the cables themselves would cost Windsor Oaks nothing. After consideration, it was with a

unanimous vote that we decided to have Google Fiber present their proposal to us for installation in the community.

2. Review/updates from committees:

Architectural Management Committee:

a) Mike Ferry discovered that a leak at 8669 WRD is from a broken water line from 8659 WRD. Since the condo is unoccupied at this time, he was able to shut off the water. A plumber has been secured to fix the problematic leak.

b) There were sufficient funds to replace the fascia and frieze board on the Clubhouse.

c) Mike Ferry has single-handedly been replacing the wooden rails and posts in our community to cut costs. A black aluminum fencing was discovered, which would be attractive, but not rust or rot. A strip of this fencing was installed on the back side of the Clubhouse, on Detention Pond #1, for viewing by the Board and community, to see if we would want more of it to enhance our property.

d) Cracks are becoming more apparent on our streets and walkways. AMC has negotiated with RAM Paving to infuse the cracks with a new substance, to further stabilize our pavements. The improvement would only take one day at the cost of \$4000.

Landscaping Committee:

a) On August 5th, an audit of our irrigation system was begun by US Lawns. The team will run through every zone, checking for broken heads, leaks, nozzles needing replacement, etc. The company wishes to fix all the recent problems and have a better assessment of our system to lower malfunctioning of sprinkler heads.

b) The Board originally thought it might be a good idea to trim back all the trees around the pool area, so the pool deck could be free of debris. After consultation, the Board decided against the original plan and opted to allow Trident to continue to blow off debris around the pool.

c) The Quarterly Survey Forms for US Lawns were distributed to the Board. They are to fill them out, send them to Julie, who will compile the results, and send them to Josh Sells, our US Lawns representative. An electronic version of the survey was also sent to each board member, so they can fill them out quarterly.

Pool and Clubhouse Committee:

a) The main meeting room and doors of the Clubhouse have been painted. The rest of the inside of the Clubhouse will be painted in January.

b) Due to an error in ordering, only some of the locks on the Clubhouse were replaced. The rest of the locks will be replaced on August 30th. Residents' current keys will work on all the new locks and entry doors.

c) An Ice Cream Social is planned for Labor Day, Sept 6th. RSVP is required.

The next Board Meeting was scheduled for Sept 22, 2021, at 2 PM. Jerry moved to close the meeting. Mike seconded. The Board voted unanimously to close the meeting.

Charles B Patterson, Chair

Julie Thomley, Secretary

