

# WINDSOR OAKS

## ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of November 08, 2021

Meeting called to order at 01:30 p.m. by Chairman.

Members present: Mike Ferry, Jerry Schlaff, Dan Warren, and Sarah Kalish

Minutes: There being no additions/corrections, the Minutes from the October 11, 2021, were approved unanimously.

Chairman welcomed Sarah Kalish as a new member of the committee.

### Old Business:

- All proposed gutter work for 2021 has been completed.
- Chase covers for the drainage by 8335 WRD were installed November 1<sup>st</sup>. Thanks to Dan Warren for have them fabricated and for installing them.
- Ram paving will make approved repairs to our asphalt streets during November or December of this year. Pending
- Committee discussed issues with the 2021 Termite Inspection and the number of garages that could not be inspected because of owners having boxes and other items blocking the walls. Inspector could not see around them. The committee approved a new amendment to the R&R's covering this issue and forwarded to the Board for approval. After approval the amendment will be forwarded to all owners; before the Termite Inspection in January of 2022.
- Wooden fence on lower level of 8409 WRD was replaced with 4' Black Aluminum fence.
- Review of Maintenance Account expenditures for the month of September 2021 \$11,681.49. This was for \$944.74 replacement of fascia board during gutter repair and replacement; \$1175.00 repair and replacement of door and frame; \$4611.75 for plumbing repair; \$4950.00 for fence repair and replacement as follows: \$2550.00 for split rail fences and \$2400.00 Aluminum fencing. All amounts are within 2021 budget totals.

### New Business:

- A discussion was held by the members regarding the responsibility for repair of outdoor light fixtures. It was determined by the committee that replacement and repair of the outdoor light fixtures are the responsibility of the homeowners.

- The committee was asked to look at a ceiling leak at 8161 WRD to determine if the leak was caused by a faulty roof. After review, it was determined that the leak was not from the roof's singles but from the chimney because of hurricane Hugo.
- Repairs to the retaining wall at 8437 WRD that were damaged several months ago, as well as 3 other spots were completed. Re-caulking of edges of driveways and entryways were also completed.
- The committee received an inspection report from Cedar regarding 8437 WRD showing five items on the exterior needing attention. The gutter items were taken care when they were replaced on the building several weeks ago. Several items relating to cracks in the sidewalk have been repaired by the committee. Also one of the items was not the responsibility of the HOA.
- There is no meeting scheduled for December 2021. Merry Christmas.
- Next meeting scheduled for January 10, 2022 @ 1:30 pm.

Respectfully Submitted,

J. R. SCHLAFF, SECRETARY

Approved By,

MIKE FERRY, CHAIRMAN