

WINDSOR OAKS

ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of February 14, 2022

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

Members present: Mike Ferry, Jerry Schlaff and Sarah Kalish

Minutes: There being no additions/corrections, the Minutes from the January 10, 2022, were approved unanimously.

Old Business:

- Gutter replacement - committee members discussed the 2022 list of building that will be completed this year. We are just waiting for Vendor to advise starting date.
- Changes to the AMC R&R were approved by the Board at their last meeting. New pages with the updated changes will be distributed in early March and placed in your newspaper slot, so that they can be exchanged with the old one in the green book of R&R's.
- Members were advised that the Annual Termite Inspection went very well. We are awaiting notification from the vendor regarding the remaining ones left to be completed.
- Discussion regarding the repainting/refreshing the house numbers for each unit was discussed and members are looking for vendors who can provide this service, to get estimates.
- Review of Maintenance Account expenditures for the month December \$8,795. Gutter Cleaning \$4770. and \$4025. for June through December 2021 Detention Pond maintenance. All expenses are within the budget. The AMC committee completed the year with a 2 percent surplus.

New Business:

- Other items to be reviewed during the annual walkaround this March and April, beside the normal one, will be mailbox posts, sidewalk and curbing along Windsor Ridge Drive between Rea and Elm Road.
- Committee approved Exterior Modifications request at 8633 WRD for window replacement.
- Next meeting scheduled for March 14, 2022 @ 1:30 pm.

Respectfully Submitted,

J. R. SCHLAFF, SECRETARY

Approved By,

MIKE FERRY, CHAIRMAN