

Windsor Oaks Board of Directors Meeting
August 9, 2022, 10 AM

In attendance were Board of Directors Members: Mike Ferry, Thomas Anderson, Jerry Schlaff, and Julie Thomley. Cedar Management's Nicole DeRiso attended with new account representative, Danielle Bronstein. Homeowners Sandy Fischer and Sue Parker were present, as well as Tolly Pruitt and Mary Wintzer, who made presentations.

Old Business

1. Jerry Schlaff moved the July Board Minutes be approved. Thomas Anderson seconded, and the minutes were unanimously approved.
2. Tolly Pruitt and Mike Ferry met with the Senior Project Manager for the Bryant Farm's Road Extension, Imad Fekhreiddin, on August 1st.
 - a. The city is aware of our need to access to our wells.
 - b. A variety of options are still in play at the Rea and Elm Rd intersections.
 - c. A bid has been made by Carolina Survey to survey the southern boundary of our property line, Elm to Rea Rd.
3. The Landscape Committee is planning to meet with Granite Hills Landscaping the week of August 22nd for an assessment of the entire Windsor Oaks property.
4. No update on Google Fiber installation.
5. Update on contracts:
 - a. No update on garbage removal companies.
 - b. Trident is not fulfilling their contract. Aquatech is one of the companies being considered for the new contract.
6. Preliminary opinions of WO residents are that using an off-duty police officer to sporadically patrol the neighborhood would not render a lot of value to the community.
7. An estimate for removing the graffiti inside the Rea Rd wall will be acquired.
8. Treasurer's Report:

Accounts Receivable:	\$ 4,423.24
Automatic Cash Handling:	\$ 788.60
FCB Operating Account:	\$ 152,147.30
FCB Money Market:	\$ 171,255.79
E-J Cash Account:	\$ 300,369.92
Total Assets:	\$ 628,984.85
Total Liabilities:	\$ 33,076.95
Net Worth:	\$ 595,907.90

New Business

Update from Committees:

Architectural Management Committee:

1. Dragonfly will take over maintenance of our retention ponds as of November 1, 2022.
2. New gutters might be required to repair failing gutter at 8214 WRD.
3. Homeowner at 8325 WRD will need to paint stain in living room ceiling caused by Hurricane Florence leak in chimney.

Landscape Committee:

1. Even though some trimming of shrubs has occurred by US Lawns, several maintenance issues still remain in the landscape at large.
2. Branches and limbs from 13 trees (crepe, pine, and oak) will be removed in next 2 weeks by Schneider Tree Co.
3. Irrigation Update (Irritation!):
 - a. A sand trap or sand filter may need to be installed in the wells.
 - b. Many of the sprinkler heads are not fully functional.

Pool and Clubhouse Committee:

1. Committee is looking at luxury vinyl plank to replace the tile in foyer.
2. Exterior and game room lighting were fixed with new bulbs replaced throughout.
3. Homeowner, Bob Diller, fixed the Formica strip on the bar.
4. Committee has decided that if non-residents are using the Clubhouse (with resident), they need to carpool.
5. When renting the Clubhouse, the pool and deck are not included.

The next meeting was set for September 13th at 2 PM.

Jerry moved to adjourn the meeting; Thomas seconded. As all were in favor, the meeting was adjourned.

Mike Ferry, Chairman

Julie Thomley, Secretary