

WINDSOR OAKS

ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of September 12, 2022

Meeting called to order at 6:00 p.m. by Chairman.

Members present: Mike Ferry, Jerry Schlaff, Sarah Kalish

Minutes: There being no additions/corrections, the Minutes from the August 08, 2022, were approved unanimously.

Old Business:

- Update on painting of house numbers. The committee is still waiting for the chosen vendor to provide us with a sample of their work. - Pending
- Water leakage inside storm door and front door is still being reviewed for cause at 8518 WRD – pending.
- 8214 WRD, loose gutter above garage door has been repaired.
- 8325 WRD, minor repairs to chimney have been completed. Inside water stains on walls by fireplace have been repaired by the owner.
- The committee reviewed the proposals for repair or replacement or paint the Rake Fascia on all buildings and selected Rhino Shield as our vendor for this project. This recommendation was forwarded to the Board for approval. If approved this work will be scheduled to be completed over several years.
- Review of Maintenance Account expenditures for the month of July \$5,989.00. This included \$1,840. For painting/cleaning attic vents; \$699. Electric repairs at the Elm Road entrance and in the Clubhouse; \$3,450. Monthly Pond Maintenance Feb., - July; All expenses are within budget.

New Business:

- In preparation of the 2023 Budget members discussed the cost of scheduled and new projects to be included within the AMC Budget.
- Members discussed and approved the estimate from Power Wash Charlotte to clean all buildings with vinyl siding. This proposal will be forwarded to the Board for approval.
- Members discussed the ongoing project of sidewalk and driveway pad caulking and determined that phase 2 could be completed if funds remain in the budget before year end.

- Members discussed continuing the water shutoff valve replacement and determined that if funds were available in this year's budget, we could do 4 more buildings
- Committee approved Exterior Modification requests at 8428 and 8165 WRD – outdoor lighting.
- Committee approved Exterior Modification requests at 8422 WRD – window replacement.
- Next meeting scheduled for October 10, 2022 @ 6:00 pm.

Respectfully Submitted,

Approved By,

J. R. SCHLAFF, SECRETARY

MIKE FERRY, CHAIRMAN