

Windsor Oaks Board of Directors Meeting
September 13, 2022, 2 PM

In attendance were the Board of Directors: Mike Ferry, Charlie Patterson, Thomas Anderson, Jerry Schlaff, and Julie Thomley. WO Cedar Management representative, Danielle Bronstein, was also present. Homeowners Sandy Fischer, Dave Davidson, Leah and Gil Portnoy, Ed Lowell, Konnie O’Keeffe, and Mary Wintzer attended the meeting.

Old Business

1. Jerry Schlaff moved the August minutes be approved. Tom Anderson seconded, and the minutes were unanimously approved.
2. Bryant Farms Rd Extension Update:
 - a. Tolly Pruitt resigned as the Special Representative for the Extension.
 - b. The Board voted to have Carolina Surveyors survey the southern boundary of our property line, Elm to Rea Rd.
3. Contracts Update:
 - a. Garbage: A decision will be made by the end of the month between 2 bids.
 - b. Pool: P/C Committee voted to keep Trident as the pool contractor.
4. The graffiti on inside of brick wall at 8147 WRD was removed.
5. Treasurer’s Report: Budget preparations are being made.

Accounts Receivable:	\$	4,666.61
Automatic Cash Handling:	\$	31.50
FCB Operating Account:	\$	159,593.10
FCB Money Market:	\$	173,222.83
Prepaid Expenses:	\$	2,765.00
E-J Cash Account:	\$	<u>300,406.82</u>
Total Assets:	\$	640,685.86
Total Liabilities:	\$	<u>26,727.59</u>
Net Worth:	\$	613,958.27

6. Insurance Update:
 - a. WO HOA Master liability insurance policy and its Directors & Officers Liability policy have been renewed for 2023, with Westfield Insurance Co. and Philadelphia Insurance Co.
 - b. It was decided that an engineer’s appraisal of replacement of our buildings will not be required at this time.

New Business

1. The Board voted to allow Gil and Leah Portnoy to erect a booth in their driveway October 9-16th in celebration of the Jewish holiday Sukkot.
2. It was decided by vote to begin exploration into replacing the PVC piping in the irrigation system. This is a project that would occur over several years.

3. A tree at 11943 LBC will not be removed by the HOA or the homeowner.

Update from Committees:

Architectural Management Committee:

1. The junctures of brick and concrete at entryways and concrete driveways of remaining homes will be caulked.
2. Rhino Shield will repair and paint all rake fascia in the community.
3. Gutters will be blown off mid to late December.
4. The vinyl siding above the sunroom and below the roof will be power washed.
5. Master shut-off valves will be installed in 4 buildings.

Landscape Committee:

1. New landscape management company, Granite Hills, sprayed for weeds along with their weekly mowing and edging.
2. Turf applications of overseeding, aeration, and fertilization will occur over the next 30 days in addition to trimming of shrubs.
3. Replacement of shrubs will occur this fall.

Pool and Clubhouse Committee:

1. The purchase of new Clubhouse flooring was tabled for a year or two.
2. A Pizza Party is planned for October 15th.
3. Pool will be closing September 30th.
4. The chairman, Mary Wintzer, requested a new P/C Chairman be named.

The next Board Meeting was scheduled for October 11th at 2 PM. There being no further business, the meeting was adjourned.

Mike Ferry, Chairman

Julie Thomley, Secretary