

Windsor Oaks Board of Directors Meeting
November 08, 2022, 2:00 pm

Attendees at the meeting were the Board of Directors: Mike Ferry, Thomas Anderson, Jerry Schlaff, Charles Patterson and Danielle Bronstein, Cedar P.M. Committee Chairs: Julie Thomley and Mary Fehrs: Residents Tolly Pruitt and Konnie O'Keeffe.

Mike advised that he accepted the resignation of Julie Thomely as Board Secretary and thanked her for her service to the community. He advised that she will remain as Chair of the Landscaping Committee.

Mike then appointed Jerry Schlaff as acting secretary.

He also advised the Charles Patterson would now publish and circulate the Board News. The W.O. Events and Opportunities newsletter will be put on hold until another owner volunteers to accept this job.

Thomas moved that the October Minutes be approved. Jerry seconded and the minutes were unanimously approved.

Committee Updates:

Architectural Management Committee:

The asphalt and curbs between Bldgs #38 and #39 will be replaced, the entire section of the road – prior to yearend.

The approved changes to the R&R's will be delivered to all owners by November 18th.

The committee is awaiting dates in 2023 from Rhinoshield, our approved vendor, for painting the rake fascia, for the first group of buildings.

Landscape Committee:

The Chair advised that the committee was not happy with the response of the new company regarding their slow response to many issues. The Chair asked if they could write a letter to the owner of the landscaping company outlining these issues; with a request they come to the next Landscaping Meeting, to address these issues. The Board approved the request.

Pool and Clubhouse Committee:

Mary Fehrs advised that all fall work in the pool area has been completed and the pool has been covered. Any remaining work will be done in the spring before opening. Mary also indicated that there will be a Christmas get together in the Clubhouse for all owners on December 11th and they will be taking up a collection for the local fire department at that time. Information will be sent to all owners.

Old Business

Board members discussed ways to inform owners that they needed to forward a renewal copy of homeowners insurance to Cedar Management. The Board decided they would forward by email or drop box, a brief reminder notice to each owner at the beginning of the month of expiration.

Mike advised that the project manager the Bryant Farms Road expansion has retired. He has not heard from his replacement.

Charles advised that the Google Fiber project will be on the schedule for the first quarter of next year.

The renewal/replacement of our Trash Contractor is still being discussed by the Board. A vendor has been approved by the Board, but because a contract has not been signed, we are still talking to other vendors. Total commitment will be the first week in December.

Treasurers Report as of September 30, 2022.

Accounts Receivable:	\$	4,635.11
Automatic Cash Handling:	\$	2,118.60
FCB Operating Account:	\$	122,650.77
FCB Money Market:	\$	225,319.91
Prepaid Expenses:	\$	2,765.00
E-J Cash Account:	\$	<u>300,572.67</u>
Total Assets:	\$	658,572.06
Total Liabilities:	\$	<u>36,498.26</u>
Net Worth:	\$	621,563.80

New Business

Board members discussed the presentation of the 2023 budget to owners on Tuesday November 15th @7:00 pm. Thomas advised that he had several hand outs and some charts to use during presentation of the budget.

Mike advised that there would be no Board Meeting in December.

The next Board Meeting will be Tuesday, January 10th at 2:00 pm. Jerry moved the meeting be adjourned. Charles seconded and the meeting was adjourned

Mike Ferry, Chairman

Jerry Schlaff, Acting Secretary