

WINDSOR OAKS

ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of January 09, 2023

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

Members present: Mike Ferry, Jerry Schlaff, Dan & Sylvia Warren.

Minutes: There being no additions/corrections, the Minutes from the November 14, 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.
- Resurfacing of road between building 38 & 39, has been completed in December.
- Detention pond maintenance was completed by our new vendor Dragonfly Pond Works. Initial mowing/cleanup of all three ponds for \$2352,00 which was included in the 2022 budget. Additional work is needed in pond 2 due to the deep channeling formed over the years. These will have to be filled in and the pond floor leveled to get better water flow. The vendors proposal of \$4927.00 was review and approved by the members and will be forwarded to the Board for final approval. This amount was not in the 2023 budget but will be paid out of funds allocated to Detention Pond Maintenance.
- The committee members unanimously approved the repair and refacing of the Rake Fascia on all 40 buildings over the next two years. This proposal will be forwarded to the Board for approval. Our vendor, Rhinoshield, was chosen for this project and will provide the HOA with a 25-year, repair, and replacement guarantee on this product. The vendor was provided a schedule of the buildings to be done in 2023 and 2024. The 2023 project cost has been included in the budget.
- Gutter Blow Off has been completed for 2022.
- Review of Maintenance Account expenditures for the month of November \$6,538.00. This included \$5,326. for sidewalk repair; \$1,065.00 Clean sewer lines on building 6 & 36; \$146.00 Misc., expenses; All expenses are within budget.

New Business:

- The committee reviewed and approved the annual termite inspection notice to owners. The notice will be emailed to all resident with emails, and delivered to all unit newspaper tubes. The inspection will take place the last two weeks in January, as usual.
- Committee approved Exterior Modification at 11936 LBC – Window Replacement
- Next meeting scheduled for February 13, 2023 @ 6:00 pm.

Respectfully Submitted,

Approved By,

J. R. SCHLAFF, SECRETARY

MIKE FERRY, CHAIRMAN