

Windsor Oaks Board of Directors Meeting
February 14, 2023, 2:00 pm

Attendees at the meeting were the Board of Directors: Mike Ferry, Thomas Anderson, Jerry Schlaff, Charles Patterson. Committee Chairs: Julie Thomley; Mary Wintzer; Residents Sandy Fisher, Konnie O'Keeffe, Mary Fehrs, Kathy Gorry, Janice Mann, and Buck Kennedy.

Jerry moved that the January Minutes be approved. Charles seconded and the minutes were unanimously approved.

Committee Reports:

Architectural Management Committee:

Committee Chair, Mike Ferry advised that the Termite Inspection has been completed and we were waiting for the report from the vendor to determine if there would be any follow-up action needed.

The final stage of the gutter replacement project will be completed during the last two weeks of March, if not sooner.

Phase one of the painting of the "Rake Fascia" by Rhinoshield has started and is progressing smoothly.

Detention Pond 2, repairs and upgrades have been completed with minimal disruption. The vendor has completed repair of the grass where they had to move the heavy equipment over to get to the pond.

The HOA's lighting at the Elm Entrance is not working properly and our electrical vendor has been contacted to determine the problem.

Again, the brick wall on Elm Rd. has been damaged by an errant driver not making the proper turn by the Shell Station and running into the wall. Follow up will be made once we get the police report. Our vendor will be contacted for an estimate for repair.

Landscape Committee:

Committee Chair, Julie Thomley advised that our vendor Schneider Tree Service will be in the community removing several trees and trimming some of the Crepe Myrtles.

She then asked if it was ok to seek quotes from other vendors for some services, not covered in the contract, because the landscape vendor quotes seem to be very high. The Board members indicated that as long as the service is not provided in the Landscape Contract, she could do it.

Replenishing of the Pine Needles will take place in March.

Pool and Clubhouse Committee:

Committee Chair, Mary Wintzer advised that Duke Electric has finally repaired some of the lights around the clubhouse but still missed some other ones.

They will be contacted again to fix the burned-out lights.

Mary indicated that the annual contract with the cleaning company is being reviewed for renewal.

Mary also advised that the Committee is looking into getting billboard signs, to be posted by the clubhouse, notifying owners of social events happening in the clubhouse. More to come on this issue.

Old Business:

The Board Members opened a discussion regarding the clubhouse rental procedures. Due to communications problems with Cedar Management it was decided to move the process of rental by owners would be moved back to the Pool and Clubhouse committee. Therefore owners requesting rental of the clubhouse will contact the Chair of the Pool and Clubhouse committee when requesting a rental time and date. The community will be advised by notification in the Windsor Board News. Pages in the R&R's will be updated later this year.

Mike advised that there is no update on the Bryant Farms extension.

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

Thomas advised that the December financial report has not been received from Cedar Management therefore the report is not available, at this time. It will be presented in next months minutes.

New Business:

Board Members discussed and approve the contract with McCall Brothers for irrigation well service for 2023.

The Board discussed the notification to Owners for the March 21st meeting. Requesting Cedar Management to mail out Board Nominations Forms and Notice of Board Elections.

Members had a brief discussion regarding the placement of recycling bins within the community which could be picked up twice a month. This topic will continue to be review over the next several months.

The next Board Meeting will be Tuesday, March 14th at 2:00 pm. Jerry moved the meeting be adjourned. Charles seconded and the meeting was adjourned.

Mike Ferry, Chairman

Jerry Schlaff, Acting Secretary