

# WINDSOR OAKS

## ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of March 13, 2023

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

Members present: Mike Ferry, Jerry Schlaff, Dan Warren, and Sarah Kalish

Minutes: There being no additions/corrections, the Minutes from the February 13, 2023, were approved unanimously.

### Old Business:

- Update on painting of house numbers. The committee approved a contract from Coulter Maintenance Contractors Inc., in the amount of \$7,180.00 which amounts to \$45.73 per unit. This contract was forwarded to the Board for approval with the committee recommendation.
- The committee is waiting for the reports from our vendor regarding the Termite Inspection which was completed in January. Still Pending.
- The final phase of the gutter replacement project was completed the first week in March. All building, now have the new gutters and downspouts installed.
- The Committee Chair advised that phase one of the painting of the Rake Fascia has been completed. Phase 2 will be done in 2024.
- Review of Maintenance Account expenditures for the month of December, January did not occur because they were unavailable from the management company.

### New Business:

- Committee members discussed issues with the light at the entrance on Elm Rd. The issue is that the cable under the pavement has been compromised and is no longer working. Solutions are being reviewed.
- Committee members discussed the paint peeling on some of the garage door surrounds and will contact our vendor after reviewing the community.
- A water leak at 8173 WRD has been reported and is under review.
- Committee approved Exterior Modification at 8246 WRD – outdoor security lighting.

- Committee approved Exterior Modifications at 8278 WRD – installation of Storm Door.
- Committee approved Exterior Modifications at 8518, 8109 and 8436 WRD – painting of front door.
- Next meeting scheduled for April 10, 2023 @ 6:00 pm.

Respectfully Submitted,

Approved By,

J. R. SCHLAFF, SECRETARY

MIKE FERRY, CHAIRMAN