

## Windsor Oaks Board of Directors Meeting

March 14, 2023, 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; Mary Wintzer; Residents Sandy Fisher, Konnie O'Keeffe, Mary Fehrs, Sue Parker, Janice Mann, and Sherry Walters.

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

### **Committee Reports:**

#### Architectural Management Committee:

Committee Chair, Mike Ferry advised that we are still awaiting a report regarding completion of the termite inspection in January. Will follow up. The final stage of the gutter replacement project was completed the first week in March. All buildings have now been completed.

Phase one of the painting of the "Rake Fascia" by Rhinoshield has been completed. A total of 19 buildings and the clubhouse have been completed. Phase two will occur in 2024.

Mike advised that the committee approved and forwarded to the Board for approval a contract from vendor, Coulter Maintenance Contractors, Inc. to repaint all of address numbers on the 40 buildings at a cost of \$7,180.00 equal to \$45.00 per Unit. Charles made the motion for approval and Thomas seconded. The motion was passed with Mike and Jerry abstaining as they are members of the AMC Committee.

Mike gave an update with the lighting issues at the ELM RD. entrance. Our vendor has been able to repair the lighting on the North side and it is now working. Because the cable runs under the road to the south side is not working, other solutions are being looked at for the South side.

Again, the brick wall on Elm Rd. has been repaired and we are awaiting for an update from the police department regarding the drivers insurance.

Mike advised that other project the committee was looking at are painting of the aluminum surrounding the garage doors, sewer clean outs by building and spraying of the asphalts streets and parking areas.

#### Landscape Committee:

Committee Chair, Julie Thomley requested approval from the Board for pruning of the Elaeagnus and shrubs on Elm Lane by our vendor for \$3200.00. Charles motioned and Thomas seconded, and it was unanimously approved pending approval by the Landscape Committee at their next meeting.

Julie indicated that the grass repair by pond 2 that was completed by the pond maintenance vendor was not up to the community standards and request the Chair of the AMC committee to have it corrected. Mike advised that it will be totally redone after the rainy season by their vendor.

Mike asked if the audit of the irrigation system has been completed by the landscape vendor and was advised by Thomas that they were working on it but has not seen a final report.

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 also advised that the Committee is still working on the posting of signage for clubhouse events. More to come.

Mary advised that the pool would open on May 14<sup>th</sup> and close on September 30<sup>th</sup>.

Mary indicated that the new procedure that was put in place for clubhouse rental worked very well with the first rental in March.

**Old Business:**

Mike advised that activity has begun on the Bryant Farms extension and construction could start in June/July. An update meeting by the contractor will be held in April at the South Mecklenburg Presbyterian Church. All owners will be advised and invited to attend. Meetings with affected owners near the berm and Grand Oaks Drive will be scheduled.

Charles advised that the Google Fiber project design has been completed. The AMC committee will review the design prior to start up. Completion is scheduled for this summer.

Thomas advised that the December and January financial reports have not been received from Cedar Management, at this time. They will be included in the minutes when available.

**New Business:**

The Board discussed the notification to Owners for the March 21<sup>st</sup> Board Election meeting.

The next Board Meeting will be Tuesday, April 11th @ 2:00 pm. Jerry moved the meeting be adjourned. Mike seconded and the meeting was adjourned.

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Mike Ferry, Chairman

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Jerry Schlaff, Acting Secretary