

WINDSOR OAKS

ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of May 15, 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 April 10, 2023, were approved unanimously.

Old Business:

- Update on painting of house numbers – awaiting start date from vendor.
- Mike advised the members that the information received from the vendor regarding non-completion of the Termite Inspection was incorrect. Some owners who received notices of non-compliance, advised that their unit had been inspected. The committee will need to follow up with the vendor regarding this issue.
- We are still awaiting estimates from our vendor for repair of the lighting at the Elm entrance.
- The project of painting garage door aluminum surrounds that have paint peeling off them is currently being reviewed by our vendor. Pending quote from vendor.
- All repairs to the wooden fences have been completed.
- Members reviewed Maintenance Account expenditures for the month March of \$5,258.48, as follows; \$3135.75 quarterly invoice for terminate service not paid in 2022 budget; \$850.00 roof repairs; \$1,126.13 gutter modifications; \$146.60 monthly pond maintenance. Except for the late payment of the quarterly termite service, all other payments are within budget.

New Business:

- The committee approved Exterior Modification as follows:
 - Front door painting at 8467 and 8475 WRD.
 - 2 new Solar Tube installations at 8847 GOD.
 - Security doorbell at 8685 WRD.
- Members approved gutter diverter improvements to Edinburgh and Windsor units in the amount of \$2,279.06.
- Next meeting scheduled for June 12, 2023 @ 6:00 pm.

Respectfully Submitted,

J. R. SCHLAFF, SECRETARY

Approved By,

MIKE FERRY, CHAIRMAN