

WINDSOR OAKS

ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of July 10, 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 June 12, 2023, were approved unanimously.

Old Business:

- Update on painting of house numbers – waiting for better weather.
- Mike advised the members that he has requested annual contract estimates from several termite companies which will be reviewed before the 2024 budget is submitted.
- 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.
- The update on the Bryant Farms Road Extension now looks like a start date in September.
- Replacement of the Backflow valve on the main water line has been completed. The Charlotte Water Department will still need to test the valve for certification.
- The installation of a French Drain at 8339 WRD and 8815 GOD has been completed.
- Repairs to the brick wall along Rea Rd have been completed.
- Members reviewed Maintenance Account expenditures for the month May of \$9,105.92, as follows; \$1,312.25 deposit for installation of French Drain; \$2,086.01 replace stolen street sign at Rea entrance; \$2,520.00 repairs of wooden fences in the community; \$908.60 monthly pond maintenance and quarterly mowing of grass areas; \$2,279.06 gutter diverters. All payments are within the budget.

New Business:

- The committee approved Exterior Modification as follows:
 - Front door painting at 8419 WRD.
 - Window Replacement at 8843 GOD.
- Mike advised the committee members that next month we will begin working on the 2024 budget.
- Next meeting scheduled for August 14, 2023 @ 6:00 pm.

Respectfully Submitted,

Approved By,

J. R. SCHLAFF, SECRETARY

MIKE FERRY, CHAIRMAN