

Windsor Oaks Board of Directors Meeting

July 11, 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, Sue Parker, Janice Mann, Dot Myers, Diane Noe, Elaini Bingham, Kathy Gorry, June Noe, Cinda Hutchinson.

Thomas moved that the June 13th, 2023, minutes be approved. Jerry seconded and the minutes were unanimously approved.

Committee Reports:

Landscape Committee:

Committee Chair, Julie Thomley indicated for the most part, the landscape in the community is looking good.

Julie mentioned that she is working closer with the vendor contact person to speed up the time between approval of an estimate and completion of the work being done.

Julie asked if some of the landscape work that has been completed for the Bryant Road Extension, that was charged to the landscape account, be reallocated to the BFR general ledger? Mike advised that he will take it under consideration

Pool and Clubhouse Committee:

Committee Chair, Mary Wintzer advised that the new stanchions & signage has arrived and will be placed by the Elm Rd and Rea Rd exits of the community. Mary advised that they are still waiting for Trident to give us a date when they will repaint the bad areas on the pool deck. But they are having trouble with getting a response from the Pool vendor. Might have to look for a new vendor?

Mary advised that the flags and decorations for veterans will be put out 3 days before each holiday.

Mary indicated the clubhouse vacuum cleaner is now broken and will be replaced by the committee asap.

Thomas mentioned that Mary is not the person to call if the streetlight in front of your unit is burned out. Instructions on how to get this repaired are on page two of the telephone directory. Do No Call Mary.

AMC Committee:

Committee Chair, Mike Ferry advised that the committee is currently looking at estimates from vendors for termite services going forward.

The committee is still working on a fix for the lights on the Southside of the Elm Lane entrance.

Drainage issue at 8189 WRD and 8815 GOD have been fixed.

The Backflow Valve has been replaced and we are awaiting certification by the water board.

The water leak under the driveways at 8319 and 8315 has been repaired and the driveway over the repair is also finished.

The benches in the parkette on Grand Oak Drive have been power washed and repainted.

Some other projects that are still being worked on; painting of the aluminum around the garage door, painting of the frieze board, where needed and the refreshing of the address numbers.

Old Business:

Mike indicated that the latest news on the Bryant Farms extension is a possible start day of late September 2023. The county is currently in the process of acquiring the property necessary to do the project. This will be referred to our lawyer upon receipt.

The update on the replacement of the community's Back Flow Valve indicates that the replacement has been completed. We are still awaiting certification from the county water department.

Thomas advised that the monthly financials, after approval by the Board, be placed in a new binder in the clubhouse library. This binder will be updated monthly and available for review by the homeowners.

Treasurers Report as of May 31, 2023

Accounts Receivable:		\$	5,065.35
AAB Operation Account		\$	141,114.59
AAB Reserve Account		\$	54,829.66
E-J Cash Account:		\$	264.76
E-J CD Wells Fargo:	6 mo.11-24-23 5.1%	\$	103,000.00
E-J CD Silvergate:	9 mo.8-8-23 4.45%	\$	100,000.00
E-J CD Associated Bank:	3 mo.7-19-23 4.9%	\$	101,000.00
E-J CD Manu. & Traders :	9 mo.3-01-24 5.25%	\$	<u>102,000.00</u>
Prepaid Expenses:		\$	<u>3,432.00</u>
Total Assets:		\$	610,706.36
Prepaid Accounts Receivable:		\$	15,514.75
Accounts Payable:		\$	<u>14,648.13</u>
Total Liabilities:		\$	30,162.28
Total Net Worth:		\$	580,543.48

New Business:

Mike advised the members that no new issues of truancy have occurred in the community during this month. With school starting next month, hopefully there will be no new incidents.

The issue of replacing the mailboxes has been put on the back burner for the time being. It will be brought back if a real need arises.

The next Board Meeting will be Tuesday, August 8th @ 2:00 pm. Mike moved the meeting be adjourned. Jerry seconded and the meeting was adjourned.

Mike Ferry, Chairman

Jerry Schlaff, Acting Secretary