

# WINDSOR OAKS

## ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of August 14, 2023

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

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

Minutes: There being no additions/corrections, the Minutes from the July 10, 2023, were approved unanimously.

### Old Business:

- Regarding the repainting of unit address numbers, members were advised that due to continuing weather and other medical issues this project was deferred to late in the fall or next year.
- Mike presented to the members contracts from three termite vendors for review. After discussion members chose Carolina Pest Management as our new vendor. Mike said he will work with the vendor on a new contract to present at the next meeting.
- Members accepted the estimate of \$1500.00 for repair of the Elm entrance lighting.
- The project of painting garage door surrounds has started. 20 of the worst-case units will be done using some of the funds budgeted for painting of address numbers.
- The Bryant Farms Road extension has been started.
- Members reviewed Maintenance Account expenditures for the month June of \$10,324.74 as follows; \$1250. Sealing of porch walkways at four units on LBC; \$2,162. Repair on section of wall on Rea Rd. \$1,850. Reinforce all sections of the wall on Rea Rd; \$4,182.75 Repair water leak at 8189 WRD; \$800.80 Misc., repair to mailbox and post, down spouts, repair to brick/fascia/siding etc. All payments are within the budget.

### New Business:

- The committee approved Exterior Modification as follows:
  - Front door painting at 8437 WRD.
  - Garage Door Replacement at 8177 WRD.
  - Addition of solar tubes at 8319 WRD

- Members discussed the 2024 budget and the cost of continual maintenance to keep the community in the shape the owners are accustomed to in 2024.
- Next meeting scheduled for September 11, 2023 @ 6:00 pm.

Respectfully Submitted,

Approved By,

J. R. SCHLAFF, SECRETARY

MIKE FERRY, CHAIRMAN