

WINDSOR OAKS

ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of September 11, 2023

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

Members present: Mike Ferry, Jerry Schlaff, and Sarah Kalish

Minutes: There being no additions/corrections, the Minutes from the August 14, 2023, were approved unanimously.

Old Business:

- Mike advised that the Bryant Farms Rd. Ext is now in its beginning stages.
- During last month's meeting the members reviewed three quotes from Pest Control companies and selected Carolina Pest Management as our new Termite vendor. The members unanimously approved this contract and forwarded it to the Board for approval.
- We are still waiting for the vendor to repair the Elm entrance lighting.
- The project of painting garage door surrounds has started. 20 of the worst-case units will be done. Still waiting for this work to be completed.
- After initial repair of water drainage at 8339 WRD/8815 GOD water was still accumulating in the area. MositureLoc will be out to repair.
- Members reviewed Maintenance Account expenditures for the month July of \$14,718. as follows; \$3,936.75 Water proofing/French Drain; \$9233.50 Repair of water leak under driveway at 8319/8315 WRD; \$600. Blow off gutters of units under the pine trees; \$664.98 Power wash White vinyl fence by Elm Lane and Power wash 8 benches in the park; \$293.20 Maint., work in Detention Ponds.

New Business:

- 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. The members review all expense categories related to the AMC and approved a 2024 budget of \$83,784.00 for 2024, which is 10.6% increase over the 2023 budget.
- Next meeting scheduled for October 09, 2023 @ 6:00 pm.

Respectfully Submitted,

J. R. SCHLAFF, SECRETARY

Approved By,

MIKE FERRY, CHAIRMAN