

Windsor Oaks Board of Directors Meeting
September 12, 2023, 2:00 pm

Attendees at the meeting were the Board of Directors: Mike Ferry, Thomas Anderson, Jerry Schlaff, Charles Patterson and Danielle Bronstein, Cedar P.M. Committee Chairs: Julie Thomley; Mary Wintzer; 25 Owners were also present.

Thomas moved that the August 08, 2023, minutes be approved. Michael seconded and the minutes were unanimously approved.

Committee Reports:

Landscape Committee:

Irrigation: Mike & Thomas Indicated that our vendor, Blackstone, continues to work on the clocks and wiring in several areas that have not worked for a long time. Both the clocks and wiring are old and need replacement. We hope to upgrade to new regulators next year, hopefully solving some of the problems. Julie mentioned that things are all right but could be better. The lack of irrigation in some areas has not been helpful. This has been a very hot summer. Julie indicated that the trimmed Elaeagnus by the apartments has been completed and cleanup has finally been completed. Also, aeration and over seeding will be done by the end of September.

Pool and Clubhouse Committee:

Mary indicated that 41 residents attended the end of season party at the pool and clubhouse. Mary has heard good comments about the new signage for events at the clubhouse. Owners having concerns about the community can meet and discuss issues with the Board on the 3rd Monday of each month from 1:00 to 2:30.

AMC Committee:

Mike advised that work on the garage surrounds, and the frieze boards are still being happening. Resealing of the roads has been put off until 2024. The committee has approved a new termite vendor and asked for Board approval.

Old Business:

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.

Thomas also indicated to the committee chairs the need to have their 2024 budget completed and approved by their committee by the end of September.

Treasurers Report as of July 31, 2023

Accounts Receivable:		\$	3,945.30
AAB Operation Account		\$	146,012.51
AAB Reserve Account		\$	28,997.42
E-J Cash Account:		\$	284.85
E-J CD Wells Fargo:	6 mo.11-24-23 5.10%	\$	103,000.00
E-J CD Silvergate:	9 mo.08-08-23 4.45%	\$	100,000.00
E-J CD B of A Bank:	6 mo.01-26-24 5.25%	\$	101,000.00
E-J CD Manu. & Traders :	9 mo.03-01-24 5.25%	\$	<u>102,000.00</u>
Prepaid Expenses:		\$	<u>3,432.00</u>
Total Assets:		\$	589,935.00
Prepaid Accounts Receivable:		\$	16,454.02
Accounts Payable:		\$	<u>14,101.60</u>
Total Liabilities:		\$	30,555.62
Total Net Worth:		\$	559,379.38

New Business:

Thomas and Mike discussed with Danielle the promptness in getting the financial statement to the Board. Usually a two-month delay. Danielle indicated that a new system is being put in place to alleviate this problem. We will have to wait and see how that works out.

Danielle discussed Cedar's use of a new system called VIVE to verify vendor compliance of insurance information. The Board asked for a two-month extension for compliance beyond the 120 days Cedar has established.

Mike as Committee Chair for the AMC submitted a new contract for Termite Control in the community to the Board for Approval. The AMC had four vendors submit quotes and after review have selected Carolina Pest Management as our vendor starting in 2024. A motion was made by Thomas to accept the recommendation by the AMC, seconded by Charlie, and was approved. Mike and Jerry as members of the AMC abstained from voting.

Mike gave an update on the Bryant Farm Rd negotiated settlement. After the update the meeting was opened to the owners attending for questions. This period lasted for about 30 minutes and all questions were answered if possible.

The next Board Meeting will be Tuesday, October 10th @ 2:00 pm. Charlie moved the meeting be adjourned. Thomas seconded and the meeting was adjourned.

Mike Ferry, Chairman

Jerry Schlaff, Acting Secretary

