

# WINDSOR OAKS

## ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of October 09, 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 September 11, 2023, were approved unanimously.

### Old Business:

- Mike advised that the Board has approved the AMC recommendation of Carolina Pest Management as new vendor for termite service for the community. He further recommended that we start the contract as of December of this year. With the annual inspection in December of units, any issues with termites can be remediated by the previous vendor.
- Repair of the lighting on the south side of Elm will be completed the week of October 9<sup>th</sup> by the approved vendor, Blackstone Electric.
- The project of painting garage door surrounds has started. 20 of the worst-case units will be done now that the weather is cooler.
- After initial repair of water drainage at 8339 WRD/8815 GOD water was still accumulating in the area. The water issue was a split in 3" irrigation line which was repaired by our vendor. Grass will be replanted in several weeks.
- The members discussed and approved the 2024 AMC budget with a 2.4% increase over our 2023 budget. This budget was forwarded to the Board for inclusion in the overall HOA budget.
- Members reviewed Maintenance Account expenditures for the month August of \$5,701.53 as follows; \$3,135.75 3qt., Termite Control; \$854.78 Plumbing repair at 8153 WRD; \$1,711.00 Painting Fence, Painting of benches, 4 garage surrounds.

### New Business:

- Members discussed the completion of all remaining outstanding projects by year end to get expenses paid in this year's budget.
- Next meeting scheduled for November 13, 2023 @ 6:00 pm.

Respectfully Submitted,

J. R. SCHLAFF, SECRETARY

Approved By,

MIKE FERRY, CHAIRMAN