

Windsor Oaks Board of Directors Meeting
October 10, 2023, 2:00 pm

Attendees at the meeting were the Board of Directors: Mike Ferry, Thomas Anderson, Jerry Schlaff, Charlie Patterson, and Charles Talley. Committee Chairs: Julie Thomley; Mary Wintzer; 14 Owners were also present.

Board Chair, Michael Ferry made a resolution, as required by the CC&R's to have the board appoint owner Charles Talley, (former board member) to the board to fill the current vacancy until the next election in March 2024. Seconded by Thomas and unanimously approved by the board members. Charles took his seat at the board table.

Thomas moved that the September 12, 2023, minutes be approved. Charlie seconded and the minutes were unanimously approved.

Invited guests, Carolina Pest Management, our new termite vendor, made a presentation and answered questions from the owners regarding how they perform their services and how it will affect the community. After all the questions were answered the guests left and the meeting continued.

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. Blackstone has identified 86 zones. Our controllers will need to be updated and to date we have spent \$56,000., and when completed we will have spent about \$80,000.

Julie mentioned the September weed spraying on the grass did not fully work, and therefore the landscapers will be put another treatment on the lawns.

Snider has been trimming trees over the last couple of weeks; and Granite will begin fall trimming of bushes. Summer flowers have been removed from the front of the clubhouse and fall one planted. Some changes are being made to the landscaping R&Rs by the committee and will be ready for distribution soon.

Pool and Clubhouse Committee:

Mary Wintzer indicated that the committee will be making changes to the clubhouse R&Rs regarding rentals. Mary has heard good comments about the new signage for events at the clubhouse. Mary Fehrs indicated that the pool season went very well. But, not so pleased with the pool vendor. Therefore, a new vendor, Aquatec will be our vendor going forward.

AMC Committee:

Mike advised that work on the garage surrounds, and the frieze boards are still happening and hope to be done in the next couple of months. Also, blowoff of the roofs and gutter tops will happen during the last week in December.

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.

Treasurers Report as of August 31, 2023

Accounts Receivable:		\$	4,216.90
AAB Operation Account		\$	149,898.15
AAB Reserve Account		\$	16,263.86
E-J Cash Account:		\$	910.85
E-J CD Wells Fargo:	6 mo.11-24-23 5.10%	\$	103,000.00
E-J CD PNC Bank	9 mo.05-16-24 5.25%	\$	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>4,629.18</u>
Total Assets:		\$	585,918.18
Prepaid Accounts Receivable:		\$	17,427.77
Accounts Payable:		\$	<u>(10,110.00)</u>
Total Liabilities:		\$	27,569.57
Total Net Worth:		\$	558,349.37

New Business:

Mike gave an update on the Bryant Farm Rd negotiated settlement and read the resolution, drafted by the lawyers, to pass the property to the city and the amount we are to receive.

The next Board Meeting will be Tuesday, November 14th @ 2:00 pm. Mike moved the meeting be adjourned. Jerry seconded and the meeting was adjourned.

Mike Ferry, Chairman

Jerry Schlaff, Acting Secretary