

WINDSOR OAKS

ARCHITECTURAL & MANAGEMENT COMMITTEE

Minutes of February 12, 2024

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

Members present: Mike Ferry, Jerry Schlaff, Sarah Kalish, Dan Warren, Debbie Thomas and Doug Squires.

Minutes: There being no additions/corrections, the minutes from the January 08, 2024, were approved unanimously.

Old Business:

- Mike advised that Carolina Pest Management has inspected all but one unit. He has reached out to this unit owner, and this unit should be inspected very soon. No new infestations have been reported.
- The issue with the lighting at the Elm Lane entrance and by 8429/ 8815 GOD was discussed by the members. A boring underground is required, and two proposals were reviewed and determined to be too expensive. We continue to look at other options. - Pending
- The painting of the unit addresses was discussed, and the committee agreed to accept the volunteer offer by one of our owners to complete this project for the community. Details are being worked out and the committee is reviewing insurance requirements by our lawyers before the project can be started.
- Mike advised the members that he reviewed the 5-year plan we have from the Reserve Advisers Study, and based on their recommendations our next big project is to review the condition of all of the retaining walls within the community. This review will be done in 2024 and any work required will be spread over the next three years, (2025,26,27).
- The owner at 8815 GOD reported a ceiling leak near the chimney and our vendor replaced the flashing in that area.
- Storm related issues required re-caulking of flashing on chimneys at 8418, and 8463 WRD. New rake fascia was installed at 8543 WRD which was blown off in the storm.
- Members reviewed Maintenance Account expenditures for the month of December as follows:

December: \$4,720.76 – Roof Repair at 8815 GOD; Gutter Cleaning for 71 units \$2,485.00; Paint 10 units Frieze Boards \$1,095.00; Monthly Detention Pond Maintenance \$146.60. Closed yearend \$1,831.14 over budget.

New Business:

- Approved exterior modification at 8278 WRD – Window Replacement.
- Next meeting scheduled for March 11, 2024 @ 6:00 pm.

Respectfully Submitted,

Approved By,

J. R. SCHLAFF, SECRETARY

MIKE FERRY, CHAIRMAN