

Windsor Gate Annual Condominium Meeting
4-20-10

Windsor Gate Condominiums
Annual Meeting
Minutes 4-20-10

Present:

Bradford Unroe, President
Ed Yocum, Vice President
German Dillon, Secretary
Denise Waddle
Julie McFadden, At Large
Dan Rapp – Kentucky Realty
Dennis Martin – Jones, Nale & Mattingly PLC

Absent:

Sallie Martin - Treasurer

ANNUAL MEETING

Meeting was called to order 25 minutes late due to the outside door being locked. Bradford Unroe called the meeting to order.

Each candidate for the board was allowed 5 minutes to make his/her appeal for inclusion on the board. Leonard Frankrone read a poem, Julie McFadden made a statement and Bradford Unroe spoke for Sallie Martin who was absent due to medical reasons.

The floor was opened for nominations for additional candidates. No floor nominations were made. A motion was made by John Conn to close the nominations. A second was made by Norma Braver. Nominations were closed.

Ed Yocum made an announcement concerning the yard sale and gathered names of those who had not previously committed to the yard sale.

A review of the audit was held with Dennis Martin of Jones, Nale & Mattingly PLC providing information from the past year.

A vote was taken for the proposed amendment to the by-laws. A hand tally was used for the vote. In attendance were residents of 58 units. There were only four "nay" votes so the amendment to the by-law passed without further comment. The by-laws will be changed concerning the length of time of rental from six months to 12 months.

The March board minutes were approved.

ELECTION

The votes were counted by Dan Rapp of Kentucky Realty and Norma Braver, a resident. As a result of the count, the new board consists of:

Leonard Frankrone
Julie McFadden
Sallie Martin
Ed Yocum
German Dillon

Lenore Brown of 8408 Ambrosse Lane, Unit 205 indicated that she did not receive a ballot or notice of the meeting in the mail.

DRAWING FOR MAINTENANCE FEE

A drawing was held during the meeting for one unit to get a free month of relief from their monthly maintenance fee. The winner was:

Henrietta Webb
3093 Yardley Court, #103
493-7303

Henrietta has automatic withdrawal for her monthly fee so the board will have to write a check or have another means for awarding her.

OPEN MEETING

Comments were taken from those attending the annual meeting.

Lorraine Aaron commented about the weeds around the Clubhouse and in Windsor Gate in general. Other residents commented about the good job they feel Greenscapes is doing in comparison with the company we used last year for lawn services.

Jim Reber commented about brown spots from the crabgrass spraying that needed re-seeding.

Henrietta Web committed that the grass looked great but that someone had put a lit cigarette butt in the mulch and that a fire had started as a result. Notice was to be put in the newsletter concerning this activity.

Comments were also made to look into the cost of fire-proof mulch.

The pipes from the meters are rusting in some places and may need replacing.

MSD is conducting a smoke test and residents may see smoke coming from the vents on the roofs as a result of these tests.

A question was raised as to when the roofing will begin. The response was that no date had been set at this time. Another question was raised by Kenny Burkett about the costs associated with the re-roofing project. The Supplementary Information of Major Repairs and Replacements (Unaudited) has an estimate for the roofing of \$2,304,028. The actual estimate is somewhat over \$900,000,

Mary Ann Pruden mentioned the dog weight by-law and that the board should consider fining units with pets weighing over 30 pounds.

Shingles blew off 8413 Ambrose above unit 311.

A comment was made over the great job of snow removal that was done this year.

Paul Viar commented that 8413 Ambrose, Unit 312, 3rd Floor had previous ceiling problems that were fixed (cracks in the ceiling). These cracks had to be patched with tape that is now a different color from the rest of the ceiling.

Submitted by

A handwritten signature in cursive script that reads "German Dillon".

German Dillon
Secretary
Windsor Gate Board of Directors