

Windsor Gate Condominiums
Board Meeting
Minutes 5-17-11

Present:

Denise Waddle – Finance Committee
Julie McFadden - President
Ed Yocum, Vice President
Dan Rapp – Kentucky Realty
Leonard Frankrone, At Large
Sallie Martin - Treasurer

Absent:

German Dillon, Secretary

OPEN MEETING

Items in storage and common areas will be removed without notice.

The television in the exercise room will be repaired or replaced.

Residents were reminded to put cigarettes out in the stone containers outside their front door.

A representative from Eagles Nest presented an update on the roof replacement. When he gets a document from the insurance company, he will meet with an adjuster, and/or roof inspector, and/or an engineer to assess damages. It will cost about \$2 million to replace all the roofs. Hills turned over \$75,000 for roof repair which was put in an account and has been earning interest.

Coffee and donuts will be held on June 4 from 10-11.30.

Open Meeting closed at 7.40.

CLOSED MEETING

Social Committee Report

The clubhouse was rented 8 times in April. Balance of the Social Committee account is \$3477.61.

April Minutes

The April minutes were read. Ed Yocum motioned that the April minutes be approved, Leonard Frankrone seconded the motion and the minutes were approved.

Phone calls/emails/letter box

Dan Rapp was directed to remove junk in storage halls and all common areas.

The BP owners are in the process of getting bids to repair the bordering fence.

A private dumpster by 8411 will be removed.

Tile replacement in hallway at 8410 is in process.

A plant in the hallway left a stain in the carpet at 3909. The owner needs to take care of the stain.

A resident at 3807 received a letter to remove a charcoal grill. (S)He has until 5-31 to remove it or receive a \$200 fine.

Two handles to individual units are sufficiently different that they need to be replaced.

Yard Sale results: Fifteen residents participated. Thirteen signed up in the last two days. In the future there will be a deadline to sign up, so the Board can determine if there is sufficient participation to place an ad in the paper.

The pool will open on May 28. There will be a lifeguard on weekends and holidays.

Motion sensor lights will be installed in the clubhouse restrooms.

Repairs have been completed to McGoff's roof. Painting will be completed soon.

The replacement hallway window at 8506 was the arched window only. The broken seal in the sliding window underneath is a separate item. All of the arch windows which are leaking may not be replaced anytime soon. There are a large number of leaking windows and we will not be able to do all of them at the same time.

Sallie Martin motioned that the new forms for the Directory be approved, Julie McFadden seconded the motion and the minutes were approved.

Financial Report

Denise Waddle provided an overview of the financial standing of the complex and a report on foreclosures and late fees.

A unit (3807 – 208) will be sold on the courthouse steps on July 5.

New Business

There was no new business.

The meeting was adjourned at 9 p.m.

Submitted by

Sallie Martin
Treasurer
Windsor Gate Board of Directors