

Windsor Gate Condominiums
Board Meeting
Minutes 11-15-11

Present:

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

Absent:

OPEN MEETING

John Yates Update – Weather permitting, they will be returning tomorrow – crew of about 75 split into 5 crews working in and out of the weather.

Halloween Party – had 14 kids and numerous adults attending

November Breakfast – over 35 people attended, lots of new faces

Budget Report – Denise gave an overview then talked about the assessment – Julie provided payment amounts based on square footage – can be paid all at once or spread over 6 months – payments start in January 2012 – will have to be a separate payment from the maintenance fee.

Mary Ann Pruden wanted to know how often the exterminators came on-site. Was told was up to individual units to call if needed.

There is a sample of the replacement sliding glass door in the library area.

Exercise room – all new wood – steel membrane is put in – will finish as weather permits

Helen Asher indicated that the floor in her garage was cracked – said she will call Dan Rapp about the problem.

Les Herndon asked about a door problem at his unit (3911 Yardley – Unit 207) – He was told to call Dan Rapp

CLOSED MEETING

Clubhouse Report

The clubhouse is scheduled for six rentals for November. The current balance is \$5,492.61. There is small spending money of \$162.23.

October Minutes

The October minutes were read. Ed Yocum motioned that the October minutes be approved, Sallie Martin seconded the motion and the minutes were approved with change.

Financial Report

There was no financial report for October due to having the yearly financials presented at the open meeting.

The monthly report of delinquent offenders at WG – the October report is due to the president.

Maintenance Report

Lock replaced on tennis court gate. Chain repaired and lock welded to chain – done by Steve Yount

Light ballast replaced on exterior light by tennis court, flag pole light and other exterior lights at clubhouse don by Warren Swift

New dryer vent installed at 8400 Ambrose #103 by Steve Yount

Repaired trim/frame on window at 8410 #207 by Steve Yount

Exercise room – Steve Yount and Rick Burnett began removing the rotted wood and installed new side lights. Found the supports in need of major repair/replacement. Julie McFadden was called to come and look at the damage.

Measured window inserts for main entry doors made of plastic that have cracked – ordered from Lowes.

Met with Ralph Lynch and gave measurement for window replacement for Bradford Unroe

Repaired intercom at 3907 Yardley by Steve Yount

Julie McFadden requested that monthly work report must include all work done by Rapp at WG in the month of the report. Who, when (date & time), where the work was done – this report must be sent to the president at the end of each month.

Phone calls/emails/letter box

Bradford's window not completed – Ralph Lynch called with measurement

Stumps behind Yardley Ct. – Sallie Martin checking on this

3501 – at end of the walk ramp there is always standing water – at Lorraine's end of the building – Dan to take a look

Newsletter – take off hoses (disconnect) for winter

Misty's uniform shirt – Dan will take care of this issue – Misty was issued shirts

Need a check for the yearly cleaning of the clubhouse - \$150 each to Jeanie Tucker and Mary Jean Kenney

Christmas lights – Julie McFadden took Misty around and showed her what to do with the lights.

Newsletter – remind people to turn off Christmas lights when not at home.

Eagles Nest submitted invoice for check amount - \$9,102.50 additional for drip edge.

A new Christmas Tree was purchased and decorated for the clubhouse.

New Business

Dan Rapp had several bids for gutters – Rick Temple \$69,000, A One Aluminum - \$63,000. Ed Yocum motioned that we hire A One for the new gutters, German Dillon seconded the motion and the motion was approved.

Newsletter – emergency lights only stay on for a short time in case of loss of electricity – for evacuation purposes – not designed to stay on more than 15 to 20 minutes.

The meeting was closed at 8:00 p.m.

Submitted by

German Dillon
Secretary