

Windsor Gate Condominiums
Board Meeting
Minutes 10-18-11

Present:

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

Absent:

Sallie Martin - Treasurer

OPEN MEETING

Roof Update – still waiting on insurance company to issue a check. We have not been told “no” which is a good indication that we will get the money for the roofing.

November Breakfast – made a reminder notice to those attending the open meeting.

A new treadmill has been installed in the exercise room.

Halloween party announcement for Oct. 29th, Noon to 2 p.m.

The grills have all been cleaned and are ready for use. The propane tanks have been refilled and all repairs made to the grills.

A new fall letter from our president will be put on our website. News of the roofs will be placed on the website when we hear anything.

There have been reports of several raccoons in the area. Residents will have to let us know if they see them. We have to call animal control to take care of this problem but have to know the location of the raccoons.

Nov. 15 meeting will include a financial report for next year.

Norma Braver stated that we have a new postal route man and that this person has sometimes left mail in the wrong boxes. Any misdirected mail should be forwarded to the correct building (take it if you can) or placed at the door of the correct recipient. Do not mark the mail as incorrect address. Be courteous and try to get the mail to its correct location.

Jerry Royalty stated that a thief or thieves took the lock from the tennis court. Dan will replace the lock. The flood light above the entry door to the exercise room is not working. Jerry also wanted to know who cleaned the laundry vents – Dan stated that his office takes care of this. Also, several people have asked that we put in a separate switch in the exercise room for the fan and lights.

Jerry also stated that there has also been a rise in thefts of purses at the Kroger at Stony Brook.

CLOSED MEETING

Social Committee Report

The clubhouse is scheduled for seven rentals for October. The current balance is \$4,792.61. There is small spending money of \$182.09.

August Minutes

The September minutes were read. Ed Yocum motioned that the July minutes be approved with one minor change, Leonard Frankrone seconded the motion and the minutes were approved with change.

Financial Report

Denise Waddle presented the July and August financials. Debbie Hibbits unit goes on sale Nov. 23rd. The audit for next year will cost \$7,200 (for a full audit). Ed Yocum motioned that we accept this price, German Dillon seconded the motion and the motion was approved by the board.

Maintenance Report

3911 Yardley – finished repairs in the hallway ceiling to the garages and painted the ceiling.

8411 Ambrose #206 – tracked down the water leak in the unit and determined the leak was coming from the condensate drain line coming from Unit #310 – made the repairs.

8401 Ambrose – repaired latch bolt on the main entry door and repaired the intercom system that would not allow door to be opened from any unit.

8402 Ambrose – Cylinder on the main entry door had been vandalized with an object placed into the cylinder so that a key would not operate the lock.

8411 Ambrose #309 – Inspected the attic and determined that the window section was defective. Ordered new windows from Ralph Lynch.

Drain in the kitchen in the clubhouse was backing up. Ran an auger down the drain and determined that coffee grinds had been poured into the line. Opened the line and flushed with Clorox.

3505 Lennox View – cleaned out the dryer vents on the three first floor units.

3897 Unit #104 – repairing utility room ceiling and wall from a plumbing leak on the third floor.

Phone calls/emails/letter box

Bradford Unroe's window has been ordered.

Someone created some artwork on the wall of the hallway at 8500 – this has been cleaned up.

The new treadmill was purchased for \$2,788.44. The company that installed the treadmill has offered to return to look at our current exercise equipment (Treadmill Medic) and do an evaluation. German Dillon motioned that we have this evaluation done, Ed Yocum seconded the motion and the motion was passed by the board.

There was an electrical issue in one condo, the electricity kept going off (breaker problem) – At issue is who is responsible for the repairs – Dan Rapp stated that this is the owner's responsibility as each unit has its own breaker box.

8400 Ambrose #208 – roof leak that has been taken care of.

Several pet complaints – letters sent by Dan Rapp to the owners.

Leonard Frankrone's unit – No problem we found by Stevie concerning the pooling of water by Leonard's front door.

November breakfast – 9 a.m. to 10 a.m. setup.

The sofa in the clubhouse had a broken leg – repair made to sofa.

Jerry Royalty was paid for his service during the summer.

The trim around the window in the gym is rotting out.

Shirt for Misty? – She should be wearing it now

Christmas lights – both entrances and across club house – maybe Jerry and Misty could take care of this.

Halloween party support – need help form residents – two or three people have signed up to help

Clubhouse cleaning – Nov. 29th – reserved the club house for the cleaning – cost is \$300. Ed Yocum motioned for the cleaning, German Dillon seconded the motion and the motion was passed.

Report on delinquent maintenance feed offenders – Julie does not have the list for September and needs the list of a regular basis to keep up with who should and should not have the rights to reserve the clubhouse. Arlene takes care of this in Dan's office.

We received an email from the policeman resident stating that he and his wife got in a bind on the maintenance fees – they asks the board for a waiver to wave part of the fees. The board voted not to grant this waiver – Julie is writing a letter in response.

Budget decisions – New contracts need Julie's signature for next year. An option was provided by Denise Waddle that we can either keep the maintenance fee the same as last year or have a modest assessment or, we can raise the maintenance fees by 10%. The board voted not to raise the maintenance fees and to have the assessment (a couple of hundred dollars per unit with the option to pay it off over a six month period). This assessment amount must be posted by payment separate from the maintenance fee. If at the end of the six-month period the assessment has not been paid, a lien will be placed on the property.

New Business

Orpha Hellman – the lien on her unit has been taken care of.

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

Submitted by

German Dillon
Secretary