

Windsor Gate Condominiums  
Board Meeting  
Minutes 2-21-12

**Present:**

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

**Absent:**

Leonard Frankrone – At Large

**OPEN MEETING**

Screens and ceilings – Eagles Nest in process of making appointments to make repairs from names on list

Another breakfast to be held early March

New stop sign and pole put up

All pole lights to be painted by LG&E at no cost – will be going from 100 to 150 Watt bulbs in the light fixtures at minimal cost

Hallway lights in the clubhouse are being turned off, need to be left on for security reasons – put notice in newsletter

Landscaping coming soon, the board is going to talk about this tonight

The pool chair lift that we thought we were going to have to install has been put on hold – the health department wants everyone with a pool to post a 15”X15” sign saying not to hold your breath while in the pool

Norma Braver mentioned that the election is going to occur in April

Gutters – did one building, waiting for warmer weather

**CLOSED MEETING**

**Clubhouse Report**

The clubhouse had 7 rentals scheduled for January and 6 for February. The bank balance for the clubhouse is \$6,584.52. A balance of \$56.86 in small money.

## **October Minutes**

The January minutes were read. Ed Yocum motioned that the November minutes be approved, Sallie Martin seconded the motion and the minutes were approved without change.

## **Financial Report**

Julie signed papers for the audit.

## **Landscaping**

Mark Lindeman, from Greenscapes presented a landscaping plan. The plan did not have any costs for planting directly in front of the building. We are obtaining a revised plan from Mark. Mark stated that we could begin the planting process anytime between now and the end of May.

## **Phone calls/emails/letter box**

Reba McIntyre (9504 Ambrosse #207) – not picking up after her dog – Dan to send letter

Mary Ann Pruden – getting her ceiling painted

The board voted to put a “No Outlet Sign” up at Lennox – putting up a boulder instead of the concrete stops.

Ed Moore – getting screen fixed but did not sign up in time – he has to call roofer

Misty – Julie is getting calls about her good work

Anna Barr & neighbors – interested in tree replacement at 3905 Yardley – want to add more trees – the board is getting prices from Greenscapes

8411 unit 104 needs letter about not picking up after their dog

Emerald Ash Tree Borer – having arborist from Greenscapes come to take a look at our Ash trees.

Dan Rapp is getting prices to replace our aging street signs.

New labels have been made for all the mail boxes and entries - will take awhile to get them all placed.

Gazebo roof – two issues

- (1) Cornerstone Engineering went on every building and has approved the roofing job.
- (2) The board is cutting a check for \$150,000 but keeping \$50,000 in reserve until the gazebo roof is completed.

### **Annual Meeting**

April 17<sup>th</sup> is the correct date – Dan Rapp is checking on availability at the church

Sallie, Julie and Leonard's seats are all up for elections meaning we have three positions to post.

Once again we will have a drawing for a free month of maintenance fees among those attending the annual meeting.

### **March Breakfast**

Saturday, March 3<sup>rd</sup> was selected for the date of the next quarterly breakfast. From 10 a.m. to 11:30 a.m. with donuts, coffee, juice and fruit for any residents who want to stop by the clubhouse.

### **Maintenance Report**

3505 Lennox View – replaced photo cell on back of building that operates the outside lights and front porch light

Cleaned out dryer vents at; 3503 Lennox #101, 3501 Lennox #104, 8506 Ambrosse #101, 3507 Lennox #101, 8411 Ambrosse #101 & #205, 8415 Ambrosse #101 & #205, 8408 Ambrosse #101 & #205, 8404 Ambrosse #101, 8402 Ambrosse # 101 & #103, 8400 Ambrosse #101, #102, & #103, 3903 Yardley #205.

3501 and 3503 Lennox View – finished repainting and rebuilding soffits and gutter boards.

8401 Ambrosse Ct. #104 – replaced finished walls and retexture ceiling in utility room and hallway from water line leak

8500 Ambrosse #104 – cut out damaged ceiling in walk-in closet and locate leak from shower in #208

3911 Yardley #206 – fixed nail pops in ceiling

8417 Ambrosse – re-hung fallen down spout behind unit 104

8411 Ambrosse #104 – sealed around leaking window

Met with John Yates of Eagles Next and inspector and inspected roofs at 3501, 3503 Lennox View, 8510, 8508 Ambrosse Lane, 8410, 8408, 8406 Ambrosse Lane, 3911, 3909, 3907 Yardley

8411 Ambrosse Lance – tightened and adjusted door closer and fixed lock so the keys don't stick

8504 Ambrosse Lane #207 – covered water stains in bedroom ceiling with Kilz from old roof leak

Painted new side lights and trim on outside of exercise room entrance way

Replaced street sign/stop sign combo at corner of Ambrosse Lane and Lennox View that was hit by lightening

Repaired broken photocell at 8404 Ambrosse Lane

3801 Yardley – replaced timer switch for storage room hallway light and oiled door hinges

8401 Ambrosse Lane – reinstalled falling soffit and gutter board on front of building

Picked up 1X8 cedar boards from Boland Maloney. Painting boards in shop.

8415 Ambrosse Lane – reinstalled door stop and bottom of entry door that was falling off

Inspected roofs at 3505, 3507 Lennox View, 8506, 8504 Ambrosse Lane, 8500, 8502 Ambrosse Lane, 8400, 8402, 8404 Ambrosse, 3803, 3801, 3805, 3807 Yardley, 3901, 3903, 3905 Yardley, 8411, 8413, 8415, 8417 Ambrosse

8500 Ambrosse #104 – cut out all water damaged drywall ceiling in closet and utility room, repaired ceiling and painted

3801 Yardley – re-hung wall paper on first floor hallway that was removed to repair wall from leak

8404 Ambrosse – replaced broken glass globe on outside light fixture between garages 111 and 112

Adjusted door closers, hinges and latch bolts on entry doors and 8404, 8408, 8504 Ambrosse so doors would close and latch

Replaced busted trim board on bottom of deck column on unit #312. Removed bird nest that was inside column and birds nest on top of beam under deck joist

**New Business**

Ed Yocum wants residents to save pull tabs from cans (soup and soft drink) for charity. Ed will put a box for the collection in the hallway of the clubhouse. Notice will be put in the newsletter.

The meeting was closed at 8:35 p.m.

Submitted by

German Dillon  
Secretary