

Windsor Gate Condominiums
Minutes 11-19-12

Present:

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

Absent:

OPEN MEETING

Dumpster corrals have been replaced – painted this week or as weather permits

Hallway tiled floors being stripped and waxed (including garage and storage spaces). Some tiles will have to come up and be replaced in garage hallways (8508)

Holiday lights and the clubhouse outside decorations done by Greenscapes

Clubhouse rental fees going up on the 1st of January from \$50 to \$75, the deposit will remain the same

Monthly maintenance fees will remain the same as they are currently for 2013

Questions were asked about pool maintenance costs – these questions were responded to by Denise Waddle

Residents were advised that we have a lot of projects to complete in the coming year, but that these costs were coming out of our reserves

3911 Yardley Ct. #101 has a torn screen – Dan Rapp will take care of this

Rain sensors are back on the roofs so the sprinklers will now function properly (shut off when raining)

All outside faucets are shut off for the winter. If residents see a hose hooked up to an outside faucet, the hose needs to be disconnected.

We passed the fire marshal's inspection – but people are now putting stuff back out

8411 – cleaning does not seem to be done in this building according to residents – seems that Kat is not sticking to schedule – however, the board is receiving compliments on the job she is doing

8508 – Complaints about ants – Envirosafe sprayed

CLOSED MEETING

October Minutes

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

Clubhouse Report

The clubhouse has seven rentals scheduled for November. The bank balance for the clubhouse is \$3, 529.22 with small spending money of \$66.85. New chairs were purchased.

Financial Report

Denise Waddle reviewed the past months financial report.

Carpet Cleaning

Jeff Jones Cleaning Solutions provided a bid of \$300 – Jeanie Tucker motioned that we accept this bid, Ed Yocum seconded the motion and the motion was passed by all present

Contract for Corrals

Ray Nilest – need to make sure that contract includes priming

Interior Hallways Bids

Exton, K&M Construction, Ray Niles all submitted bids – bids were \$114,000, \$129,000 and \$135,000 – bids include painting ceilings, walls, woodwork, stair risers, doors & trim – none include putting up chair railing – need bids on chair railing. The board agreed to select Ray Niles for this work.

Concrete Bids (Sidewalk Repair)

Kingsbury Construction - \$23,900 – the board voted to accept this bid

Pavement Bids

Flynn Brothers - \$335,000

Electric Issue

New lights installed at the front entrance

Phone calls/emails/letter box

The board received a letter from Jennifer at Waste Management – replacing metal doors with plastic – will pick up trash from the missed dumpster – one resident mentioned that these are smaller dumpsters

Mr. Bridges – put back out the small table in the hallway – some others are also putting items back out in the hallways – need to be taken out and put in garage

Received a letter from Julie Hottel – apologized to her neighbors, will take better care of where her dog relieves itself

Received a thank you note – radon issues

The push button on the water fountain in the library area is sticking

The Grounds Committee – Mary Dent wants to join the committee

A couple (Mary & David) are getting ready to rent and wanted to know the procedure – wants to obey all regulations

The newsletter will state the new rental fees for the clubhouse

Entrance name plates – will have to wait until spring – have to update the list

Management Report

Dan is in Florida and we did not receive and update

New Business

RK Lynch installed a sliding window, refuse was placed in a dumpster – Ed Yocum told Mr. Lynch they could not do this – Lynch said they would address the issue.

Ed Yocum motioned that the meeting be closed, Leonard Frankrone seconded the motion and the motion was passed at 8:35 p.m.

Submitted by

German Dillon
Secretary