

NOVEMBER MINUTES

Windsor Gate Condominiums
Minutes 11-8-2017

Present:

German Dillon – Secretary/Treasurer
Bradford Unroe – President
Mary Ann Pruden – At Large
Devon Mitchell – Vice President – Remote Call In
Phyllis Johnson
Dan Rapp – Kentucky Realty

Absent:

Open Meeting

8410 # 205 – Jan Fisher complained about smokers below her in unit #101 – smoke getting into her unit – hallway smoky

8313 #102 – George Kinser – stated that an air scrubber could help – also doesn't like the automatic lock on door between garage and hallway although most in attendance liked the automatic locking device

Brick wall by Sonic has graffiti – dumpster by Sonic also sprayed

Mike Brown – 8415 #104 – wanted to know how many residents were behind on payments – was given approximate number

Jeanie Tucker wants improvements to the clubhouse – new floors in rest rooms, new carpet in exercise room – board to look into improvements

Mailboxes need cleaning

8413 – One of the dryer vent caps is off – also wants bush replaced where one was taken out to cover transformer

Closed Meeting

Social committee report – hams ordered for open-house, \$400 left in budget Dan Rapp stated he would pay for the meat

Minutes – The October minutes were reviewed and passed by the board

Financials – reviewed with more payments coming in

Leasing Audit Reports – Dan Rapp provided a list of all responders and non-responders – letter sent to Olga Itkin with no response

Need some more input from Kat for new clubhouse contract

No one responded for more information on the camera system for individual unit security

Email for Windsor Gate board – Dan Rapp to take care of this

Back up for Kat in case of prolonged absence – Dan Rapp would take care of this

Bathroom cleaning – rubber mats have double sided tape – board agreed to get estimates for both bathrooms for tiling and to fix wallpaper

Trees behind 3907 – Mark Lindman to take a look at the problem

3903 #311 – complaint letter, dogs let out without being on a leash – Dan Rapp to send letter

Light out in clubhouse above fireplace

8415 #208 – resident putting trash in base cabinets on first floor

3907 – Gap at bottom of entry door – fill holes sinking

Ambrose street sign fading out – by clubhouse

Dan Rapp making sure painting has a 6-10 year warranty in writing

New board member, Phyllis Johnson, Bradford Unroe made the motion, German Dillon seconded the motion and the motion was passed by all – Phyllis Johnson has previous board experience at another location

Maintenance Report

Replaced raised sections of concrete sidewalk and curb in front of clubhouse

Replaced light bulbs in chandelier in clubhouse

Trimmed trees off both ends of garage and off dumpster bin in front of 8411 Ambrose

Replacing light bulbs in hallway light fixtures at 3905 Yardley and 8504, 8417 Ambrose

Installed tightening screws in all five garage hallway light fixtures at 8415 and 8404 Ambrose

Replaced broken globe on porch light fixture at 8400 Ambrose, installed tightening screws

Replaced light bulbs in outside garage light fixtures at 4805, 3901 and 3907 Yardley

Replaced light bulbs in hallway light fixtures at 8508, 8401, 8411, 8413 Ambrose and 3907 Yardley

Installed tightening screws in all five light fixtures in garage hallways at 8413 Ambrose

Picked up sign and post that was knocked over in front of clubhouse at entrance to complex, put in maintenance garage

Replaced, repaired, primed and painted family room wall around window that got damaged from window leak at 8406 Ambrose #101

Cut out damaged drywall in first floor hallway at 8411 Ambrose outside on unit #104, installed insulation, hung new drywall, taped joints and applied first coat of drywall compound

Shut water off to all outside water spickets on buildings and opened spicket valves

Setting out and filling ice melt buckets

Continuing first floor hallway wall repair at 8411 Ambrosse – applied two more coats of drywall compound, reinstalled base board, primed wall and painted top half of wall above chair rail

Checked and repaired GFI plug out on wall at entrance on Ambrosse

Meeting Adjourned

The meeting was adjourned at 8:50 p.m.