

Olde Ivy Manor Board Meeting January 23, 2021

In attendance:

- Joe Winland, Shirley Sharp, Debbie Henderson, Jan McDavid, Leslie Maddock for the Board.
- Brittany Pinto-Williams for Silverleaf

Meeting was called to order at 4:30 PM via conference call and a quorum was established.

The minutes of the previous meeting were approved by email, and posted on www.oldeivy.org.

Financials

Joe reported that our cash position as of 12/20 was at projection, with approximately \$279,000 on hand. Revenue exceeded plan because of the recovery of approximately \$20,000 in past-due collections.

Detailed financial reports are available at www.oldeivy.org.

Individual Unit Owner Financial Issues

- A deductible payment for water damage caused by a sprinkler break is still outstanding from the unit owner. Brittany will begin a collections process if no payment is received by February 1.
- For a waterline break caused by a contractor, we will try to get reimbursed by the contractor's insurance.
- We are exploring possible foreclosure for a unit after substantial arrears, collections efforts and court judgments over many years.

Manor Annual Assessment

Joe reviewed the Manor's \$200 annual assessment, which dates from 2014 when we faced a cost of \$280,000 to install a new dry-pipe system for fire suppression. Our old system had failed during extreme winter cold. To pay for this, the Board took out a bank loan, now paid off. To help pay off the loan and rebuild our capital reserves, we instituted the annual assessment of \$200.

Joe noted that this assessment is separate from the \$500 assessment levied by the Neighborhood Board, described below.

Neighborhood Board Special Assessment

Brittany described the one-time \$500 special assessment that the Neighborhood Board is putting in place to help pay for the major retaining wall project, refurbishment of the Nature Trail, and replacement of the wooden bridge that was damaged by a storm.

Brittany will convey a request to the NBOD that, at the same time, they add a railing to the wooden steps near the bridge that get very slimy and dangerous. That area should also be pressure washed.

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Work is expected to begin by the end of February.

Unit Sales and Leasing

- One unit closed this month.
- Another unit will be leased soon. Brittany alerted both RMS and the prospective tenant to the issues the owner has faced keeping up to date with HOA payments. The owner is current now, so the lease is approved. However, if the owner falls into arrears, the lease may be in jeopardy.

Neighboring Apartments

Brittany is establishing communications with the company that manages the Tamarron Apartments next door. She will attempt to determine who owns the fence past building 4950 that needs repair. She is getting an estimate for this repair.

Water Bills/MTU Replacement

Brittany, John Bennison and Gay Watson have continued the project to repair/replace the MTUs (in-unit) and water meters (outside) that have been failing. They have made substantial progress. Once all of the dead units are dealt with, they will begin some proactive work.

Brittany has gotten Conservice to correct resident bills by removing charges for irrigation and pool water. That water is billed separately to the Neighborhood account.

Board Approvals

The Board approved the following:

- Allstate proposal for quarterly preventive maintenance of the garage gates.
- Request for Huie Services to prepare and send out RFPs for exterior repair/painting of 4950 and 4955 this summer.

Garage Break-In

Joe discussed the issue with the 4850 and 4810 garage gates caused by a break-in. The burglars disabled the gate mechanism and broke into several cars in the garage. The gate maintenance company will remove the safety pull strap so that it cannot be released from the outside.

Joe strongly recommends that all residents lock their cars—inside or outside of the garage—and make sure that nothing that could be stolen is visible inside the car.

Building Reps

Shirley will talk with the building rep for 4805 to see if they might be able to work out a responsibility sharing arrangement along the lines of the reps for Building 4850.

Vendors

Brittany and Joe are still assessing the performance of Cintas, which continues to have scheduling and communications issues.

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Brittany has given Custom Disposal new remotes for the garage gates. Their workers have caused gate problems when old remotes did not work and they forced the garage gates to open.

Balcony Sprinkler Head Cleaning/Repair Project

Sill ongoing: Four balcony fire sprinkler heads need to be replaced. This will require replacement of interior sheet rock, and then painting. This work must be completed to get green tags for all Manor buildings.

Building Repair/Maintenance

- An effort to identify the source of an odor possibly coming from an owner's ductwork has been unsuccessful. Duct cleaning—a possible solution—would be at the owner's expense.
- A unit owner voluntarily paid the \$1,100 cost for repairs to a stair railing that was damaged by a truck delivering furniture to his unit. The Board is grateful for this payment.
- We will add replacement of broken shutters to the RFP for the exterior work planned for buildings 4950 and 4955.
- We still need to repair areas around the fire alarm boxes.
- Brittany will check with Sunshine to see if they cleaned out downspouts when they recently cleaned gutters.

Pest Control

- The ant issues have been brought under control. have had a significant issue with ants in several buildings.
- The pest issues in the roof area of building 4950 are nearly solved. Additional traps, hole filling and tree/shrub trimming have all helped.

Communications with Silverleaf

Brittany requests that no one give out her private cellphone number. She encourages residents to use the trouble ticketing feature of the Silverleaf portal, so issues can be tracked. All calls should be directed to the main Silverleaf number, 770-554-3984.

The next meeting is **Tuesday, February 23 at 4:30 PM.**