

MANOR AT OLDE IVY CONDOMINIUM ASSOCIATION, INC.

MINUTES OF BOARD MEETING – APRIL 19, 2011

7:00 PM, OLDE IVY CLUB HOUSE

Present Pat Lacey, Carol Palmer, Rosemary Riccio, and Lynne Schultz; Richard Peterson arrived around 8:00 PM

Minutes Minutes of the previous meeting held on March 22, 2011 were approved

Financial

1. Financial Report
 - a. Copy of invoices was not included in the financial report. Rosemary will send them to Carol.
2. Special Assessment
 - a. Special Assessment should be moved to Reserves and noted as a single line item
 - b. Sprinkler costs should be moved to Capital Expense
3. New Accounts
 - a. Tom will complete this report by April 29, 2011
 - b. Pat and Carol will then review
4. 2010 Financial Statement
 - a. Waiting on analysis of expenses
 - b. Extension has been filed

Old Business

1. Building Reps quarterly meeting
 - a. We will meet the fourth Wednesday of the month, 7:00 to 8:30
 - b. June 22, September 22, December 28
2. Manor residents Jennifer And David Caruso presented a concern to the Board. They have a buyer for their unit however the buyer wants a guarantee that the unit can be used as rental property. The Board explained that this is not in accordance with the Manor Declarations.
3. Manor Cases: Board continues to monitor those who are behind in payments
4. Roofing Proposals were approved for 4805 and 4810
5. Walk-Thru Action Items
 - a. 12 Assigned to be fixed
 - b. 5 will be fixed per Fire Marshall Inspection
 - c. 3 fixed
6. Collection of Arrears: Cases are being transferred from former attorneys to new Manor attorneys

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New Business

1. Various maintenance issues and resident concerns were discussed.
2. Reminder notices about Fire Safety, Dog Issues, Garbage Disposal, and Moving will be created and posted by Lynne
3. New Homeowner Information Packet: First version reviewed; waiting on second version

Next Meeting: The next meeting is scheduled for May 17, 2011.