

MANOR AT OLDE IVY CONDOMINIUM ASSOCIATION, INC.

MINUTES OF BOARD MEETING – MAY 17, 2011

7:00 PM, OLDE IVY CLUB HOUSE

Present Bill Handley, Pat Lacey, Carol Palmer, Richard Peterson, Rosemary Riccio, and Lynne Schultz

Minutes Minutes of the previous meeting held on April 19, 2011 were approved with corrections.

Financial

1. **Monthly Financial Report:** A copy of the invoices was not received along with the monthly financial report. Rosemary will send them to Carol. CMA did not create the new chart of accounts by April 29, 2011, as agreed upon. Pat has escalated this issue to the President of CMA.
2. **Special Assessment:** Rosemary reported that 106 have paid with a separate check. She has to research to determine those who may have combined the assessment payment with the monthly fee.
3. **2010 Financial Statement:** This has not been received. This report is dependent upon the new chart of accounts. Pat has escalated this issue to the President of CMA.

Old Business

1. **Wieland Lawsuit:** The Board decided to instruct the Manors attorney to inform Wieland that we expect Wieland to pay for fixing the brick and cracks in the brick which has caused mold damage to units 305 and 405 in building 4805 and the costs associated with the sprinkler problem in January 2010 (sprinkler replacement and modifications, our insurance deductibles, and legal fees). The Board decided not to extend the tolling agreement.
2. **Collection of Arrears:** All documentation from our former attorneys has been turned over to our new attorneys.

New Business

1. **The realtors' views of the Manors:** Their views have been somewhat less than positive recently and this is a concern. The Board discussed options to address this such as creating a flyer about the Manors and/or sponsor a function for the realtors.
2. **Recycling:** Recycling was implemented in one building recently. The result was positive therefore the Board asked Rosemary to find out what the payment and discount will be, if any, for adding two more buildings.
3. **Floor repairs for 4905 4th floor:** There is water damage to the floors from a leak in the roof. The leak in the roof is fixed. The Board chose to wait to fix the floor to make sure that there are no more leaks. There have been no leaks from the recent storms. The Board is ready to complete the repairs to the floor. Rosemary has a couple quotes. The Board directed her to obtain two more quotes to see if we can get a lower price.
4. **Caulking:** According to the Declarations, caulking around windows and doors on the outside is not included in our monthly fee. Buildings 4950 and 4955 are scheduled to be painted next and the Board decided to include caulking. The Board directed Rosemary to seek two more quotes for caulking the windows in all the buildings except 4950 and 4955.
5. **Shutters:** There are a number of shutters missing due to the recent storm. Rosemary obtained the specifications of the shutters from Wieland. This month she will determine how many are needed and how much it will cost to replace them.
6. **Elevator Pads:** The Board asked Rosemary to assess what pads we have so that the Board can determine whether to purchase more.
7. **VOIP access:** The Board directed Rosemary to investigate whether there is a restriction to installing VOIP for the Manors.

Next Meeting: The next meeting is scheduled for June 21, 2011.