

MANOR AT OLDE IVY CONDOMINIUM ASSOCIATION, INC.
MINUTES OF BOARD MEETING – AUGUST 16, 2011
7:00 PM, OLDE IVY CLUB HOUSE

Present

Bill Handley, Pat Lacey (via conference call), Carol Palmer, Richard Peterson (from 7:35 to end of meeting), Rosemary Riccio (CMA Property Manager), and Lynne Schultz

Minutes

Minutes of the previous meeting held on June 21, 2011 were approved. Minutes of the previous meeting held on July 19, 2011 were approved with a correction.

Financial

1. **Monthly Financial Report**: The monthly financial report was reviewed. There was an inconsistency in the monthly gas bills for each of the buildings; Rosemary will investigate. The special assessments and interest line items should be moved to the reserve area.
2. **Special Assessments**: The only outstanding payments are those who are overdue with HOA payments. Another special assessment letter will be sent to homeowners the first in September with a due date of December 31, 2011. The previous assessment was for 2010; this one will be for 2011. This is due to the high cost of repairs for the sprinkler damage sustained in January 2010 and because of underpayment of HOA fees by some homeowners.
3. **Monthly Collection Report**: Those owners on a payment plan are submitting payments on schedule.
4. **Monthly Foreclosure Report**: The CMA system only reports foreclosures that have taken place; it does not track those that are pending.

Old Business

1. **Wieland**: We are still negotiating a settlement with Wieland for payment on damages from the sprinklers.
2. **Awning Repainting**: One was repainted. The Board approved repainting of the awning for 4805. Rosemary will have the awnings on the other buildings checked to see if there are others that need repainting.
3. **4855 Fire Alarm Control Panel**: This fire alarm panel was replaced eight months after it was replaced the first time. We are in the process of contesting the bill we received for the second panel.
4. **Shutters**: Additional shutters were ordered and have been received. They will be installed this month. These shutters do not have to be painted.
5. **Painting the buildings**: The Board has received estimates to repaint building 4955 and to caulk the windows on all the buildings. The estimates are currently under review.
6. **Garage Gate Maintenance**: The Board considered whether to obtain a maintenance contract for the garage gates and determined that it was not necessary. This was based on comparing the cost of a maintenance contract with repair expenses and on the recommendation of a contractor. The Board approved a contractor to inspect the garage gates for all buildings and to report results.
7. **4905 Roof Leak**: It was determined that the condenser line was leaking. It was rewrapped in insulated. We now have to wait for another rain to make sure that the leak is fixed.

New Business

1. **Storage Pods**: It was reported to the Board that there were storage pods outside building 4950 which is in violation of the covenants. The owner will move them by August 18th. In the future, owners must first obtain permission from the Board to bring storage pods on the property.
2. **Building Access Control**: Rosemary will create a report for the Board to identify who has access to the Manor buildings.

Next Meeting: The next meeting is scheduled for September 15, 2011.