

Minutes
Manor at Olde Ivy Board Meeting
February 16 2016 started 6:34 pm

Present:
Frank Watkins, Karen Gantt, Leslie Maddock, Teresa Waters (Brian Ball, CMA)

Number	Topic
	Approval of Minutes <ul style="list-style-type: none"><li data-bbox="412 531 1130 569">• The Board approved the minutes of the last meeting.

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Action Items

- AON Inspection report on the work done by Amber Fire (any concern or issues found by AON). AON is still waiting on drawings from AMBER. They looked at four buildings and will look at the rest when they get the drawings. AON shared concern that some pipes need to be sloped towards the drain. AON said that it should be fine if we have gotten through the cold weather so far, but may be a concern next year.
- United fire protection inspected garage systems and said they are okay.
- Possible meeting with Amber Fire and Marvin Pastel Feb 24 @ 11:00am
- Status of work to begin on building 4810- Sally Reaves from HUIE is still waiting on Blueprint to get back to them on start date
- Water/Mold damage at building 4950 unit 104-reviewed estimate from Hill Mechanical, Estimate was emailed to owner of unit 203. Unit owner 104 was advised to contact insurance company regarding damages & drywall repair.
- Hardwood floor damage caused by faulty sprinkler (Amber Fire Testing) building 4905 unit 406. Brian is looking into this further to provide addition information.
- Fence Repair behind building 4950-Apartment complex is 1900 Vinings Apartment. Brian spoke with the property manager of the complex and sent emails with photos. She confirmed that they will fix it as soon as possible.
- 4950/unit 201 Storage Leak issue-Brian had contractor to look at the leak and the contracted suggested using a sealant in the storage unit as a temporary fix while the source of the leak is still being investigated. He will follow up with the contractor for an estimate on the sealant and the results of investigation of the leak.
- Board agreed that ceiling repairs for residents who had sprinklers head installed is a priority and Brian will look in a contract who will do the work once the sprinkler installation has been inspected.

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	<p>Variance Report Reviewed and discussed</p> <ul style="list-style-type: none">• 4040 - Office and Admin expense- Special Assessment letter and coupons sent out.• 7059- Elevator Contract-Renewal of service contract with THYSSEN KRUPP• 7070-Building Repair & Maint- 4955 4th floor hallway remediation & the reconstruction. Bills were not paid until work completed to a satisfactory condition. Variance also includes the bill for the ceiling repairs in a unit on Brian indicated work was not satisfactory and we may want to consider another contractor or notify contractor who did the work of our dissatisfaction tor work out a resolve.• 7365- Engineering Consulting-Bill from AON last year. There was some confusion with AON regarding which bills were paid. An invoice for SEPY 2015 that was not brought to Brian's attention until last month• 8035- Utilites-Trash Removal- covers 3 months from Custom Disposal
	<p>Closings</p> <ul style="list-style-type: none">• 4810 Ivy Ridge Drive unit 102• 4905 Ivy Ridge Drive #304

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Leasing Permits:

-32 permits/6 available

Legal:

Building– 4905#402 – Board discretion regarding towing of tenant vehicle. Overdue Water bill can be applied to account per the attorney. Attorney can proceed with a post judgement deposition to obtain his asset information – cost will be about \$750 (need board approval).

Building– 4905 #203 – Attorney is proceeding with discovery request to move her case to judgement. She has approximately a month from today to respond. The attorney can then file a Motion for Summary Judgment at that point.

Meeting adjourned & 7:30pm

The next Board meeting will be held March 15, 2016 @ 6:30pm