

Manor Meeting Minutes

February 20, 2023

4:30 PM

Board present: Joe Winland, Shirley Sharp, Debbie Henderson, Tommy Williams, Alicia Eakin

Property Manager present: D'Ari Butler

January, 2023 Minutes - Approved and Posted to the Access Management website. Need to catch up posting to the oldeivy.org site.

Financials - Month Ending January, 2023

- Dues Payments Updates
 - About \$9,737 in total arrears month ending January, 2023 down from the previous month total of \$10,801
 - Two Accounts turned over for collection.
- Expenses for January, 2023 exceeds revenue = \$20,996.07.
 - This was largely due to an insurance payment that wasn't drafted in 2022. Two payments were made in January.
 - Also, an insurance claim was submitted to get reimbursements for \$25,000 in fire sprinkler and maintenance fees that were accrued during the December freeze.

Property Manager's Report

- Unit Sales Update - No Units Sales in January, 2023
- One New Leases - Building 4805, Unit 102

Manor Board Action

- Building Water Pressure Regulating Valve Replacement - Hill Mechanical was awarded the contract for \$22,000. Work to be started on February 20, 2023. Half payment has been made in advance. These expenses were anticipated and part of the budget. The life expectancy for the PRVs is 7 years.
- Shutter Replacement - P3 is scheduled to do shutter replacements but are behind on other obligations. D'Ari will continue to work with them to get them caught up.
- Elevator Inspections - These were completed Friday 2/17. 3 elevators passed(4805, 4855, & 4950). Buildings 4955, 4905, 4850 and 4810 did not, but for minor reasons. We are on a maintenance plan with TKE so all fixes should be made free of charge.
- Building 4850 Water Damage Insurance Claims and Remediation Updates - The incident was reclassified to "major loss" which meant that a new adjuster needed to be assigned and evaluate each unit. The new adjuster came out 2/20.
- With so many renovations, a note will be sent out to residents reminding them of construction rules per the declarations. (Example: Hardwood floors cannot be installed in carpeted rooms)
- Annual Fire Extinguisher Inspection completed by Exit Pro. They have submitted a report to the Fire Marshall.

Neighborhood Board Activity (Next Board Meeting February 21, 2023 - Agenda items)

- Pool Room Restoration has been done. Equipment just needs to be put back in place and the fitness center will reopen. Work is currently scheduled for 3/3.
- Street Lights Conversion to LED - Georgia Power will do this. Still waiting on a date.
- Added Street Light in the cul-de-sac of Ivy Ridge Dr. has been done

- Retaining Wall Survey / Work Schedule
- Water Meter / MTU Replacement - These have been ordered but a replacement date hasn't been set yet. It will take place sometime in March.
- Conservice Water Billing - Water bills should be back in line with previous bills. February late payments will be waived.
- Repairs and Quotes - Waiting on quotes for pool deck and other projects around the neighborhood.
- Review of Capital Reserve Analysis
- EV Charging Stations. The Neighborhood board is exploring the Georgia Power Make Ready Program. This program adds charging stations at no cost to the neighborhood. EV owners would then pay for the cost of the charge.

Follow up to January Neighborhood Board Requests

- January Request: Send letter/emails to Cobb County about adding back trees to Log Cabin/ Beech Haven Trail to cut down on noise to the community. Follow up: Neighborhood board would have to discuss how best to discuss this with Cobb County and what, if anything, can be done.
- January Request: Clubhouse use. Request to make this process easier to reserve the clubhouse for small events and serve refreshments. This will be put in the portal to get it on the record and offer solutions. Follow up: Shirley has submitted a clubhouse amenity update to the portal (see below). The neighborhood board is asked to look at it.
- January Request: Discuss the return of committees so more community members can get involved. Follow up: Bringing back committees and what that would look like is on the agenda for the 2/21 meeting. A request has also been made to send a neighborhood wide communication with an update and soliciting members from each area to participate. Stay tuned...

Individual Building Projects

- Lighting Concerns Building 4855 - Bulbs changed
- Repairs at portico Building 4810, unit 101 (Board Approval)
 - Able = \$5,594
 - Blueprint = \$6,800
 - P-3 = \$6,856
 - D'Ari getting one more quote for comparison purposes and the board will then vote by email.
- Touch Up painting - Lance completed
- Building 4805 - Garage Gate Code Fixes. Access Management is still working on this.
- Building 4850, Unit 404 Smoke Alarm being set off when using fireplace. The homeowner is exploring options to get this fixed.
- Building 4950 - Tree Trimming needed to be done to seal some holes to prevent rodents from getting in. Several squirrels were caught.
- Pressure washing - Shirley has walked the Manor with Sunshine to show them areas still in need of pressure washing. She's still waiting on a quote to submit to the board.

Larger Maintenance Project

- Trash Room Door Repair / Alignment - D'Ari will work with the trash company to see if they'll cover repairs.

Board Meetings

Next Board Meeting - **Next Board Meeting March 28, 2023 Starting at 4:30PM - Clubhouse**