**Manor Board Meeting**

**January 23, 2024**

**December 2023 Minutes - Approved and Posted to the Access Management website.**

**Financials - Month and Year Ending December, 2023 (Review)**

* + December 31, 2023Outstanding Dues and Assessments = $28.451. Of that the insurance special assessment due = $9,017
		- Resident owing the most has submitted a repayment plan to the attorney.
	+ Total loss for year = $60,795
		- Most of this loss is Insurance Premium related. Some funds had to be moved from the reserves to cover this. Building repairs and maintenance also contributed to this.

**Property Manager’s Report**

* Unit Sales Update - No unit sold in December, 2023
* For rent unit 205, building 4955 and building 4950, unit 105.
* Building 4850 Unit Repairs including common area - mostly complete. Only a punch list remains.
* Fire Sprinkler Head Inspection Completed - Schedule for not accessed units
* Painted Fire Sprinkler Head Report - Insurance claim submitted for sprinkler repair reimbursement from contractor H&H.
* Ceiling Painting from fire sprinkler head replacement and inspection - no new updates at this time.
* Attic Fire Suppression Shutdown with Fire Watch - During deep freeze, the attic sprinklers were emptied of water and shut off. Fire Watch was called to manually monitor the buildings. There were no issues with Fire Watch of incidents related to the freeze but there were some dripping sprinkler heads that need to be addressed. Please see more info in Board Action section.
* Minute and financial Posting to [oldeIvy.org](http://oldeivy.org) - NHB positions and members needs to be updated - Alicia and D’Ari will update

**Insurance Committee Update**

* Meet on Jan 16. Kurt (Bouvier) received a new proposal from CondoLogic/Allianz.
* The new plan, if approved, would bring premiums down from $437,038 to $341,567. The deductible would also be reduced from $100,000 to $50,000.
* Bouvier does not believe we will get a better deal than this at the moment but will continue seeking new quotes.
* For this year, there would not be relief for assessment payments because of the total amount of insurance we have to pay upfront (previously to CIBA and now to CondoLogic). But assessments would go down in 2025 and, if not incidents occur, should continue to go down each year after.

 **Board Action**

* Unit Written Maintenance and Safety Standards - Board approved. This will be emailed out with printed copies available upon request.
* New Insurance Carrier Proposal - Board approved moving from CIBA to CondoLogic
* Fire Sprinkler Workflow - Some complaints were filed during and after fire sprinkler inspection asking for more communication about when inspectors are coming, when they go into your unit and what they found. The board agrees. A special session will be called later this year to put a system in place for better communication and reporting around this yearly inspection.
* Annual Sprinkler Inspections- During the recent cold snap, the fire sprinklers were shut off and Fire Watch was put in place. During this process, leaking was still reported for about 25-30 sprinkler heads. This is $275 per sprinkler head to replace. Joe is working to find an engineer to come and look at the system as a whole and recommend what can be done so this does not keep happening each winter.
* Roof Repair Estimates - no new action at this time
* Transition of 4855 building representatives - no new action at this time.
* Schedule a building representative meeting for January, 2024 - no new action at this time.

**Neighborhood Board Activity**

* Social Committee - First events were successful with attendees from all sub associations. The social committee will meet later this month to determine the rest of the year’s social calendar.
* Landscape Advisor Group - Will meet Thursday Jan 25 to discuss pruning schedule and gate landscaping.
* MTU Replacements - several are not reporting accurately and need to be fixed. This is an unexpected expense for the neighborhood board.
* Landscape pruning started, the schedule was sent out to the neighborhood.
* High Water Bills - After speaking with Cobb County, it is thought that there is a leak in the neighborhood. An expert is being hired to come look through the neighborhood to see if they can find anything. While that’s being done, the neighborhood board has asked that the bill to homeowners be cut back and the board will pick up the excess.
* Retaining Wall Repair along Lower Ivy Gate Circle to be reviewed again in 2025
* Capital project planning - A wooden retaining wall was scheduled to be replaced in 2025 but will be moved to 2026. That budget can help go to cover the cost of increased water bills and other unexpected expenses. A full list is on neighborhood minutes.

**Individual Building Projects**

* Building 4950 Elevator has gone down multiple times over the last several months, sometimes entrapping people. TKE brought a team to try to figure out what is causing the multiple failures. They replaced the relays and so far it’s been working.
* Emergency Lighting - Lance is working on this to replace any lighting that might not be working.

**Board Meetings**

Next Board Meeting - **February 27, 2024 Starting at 4:30PM - Clubhouse**