

# MANOR AT OLDE IVY CONDOMINIUM ASSOCIATION, INC.

## MINUTES OF BOARD MEETING - FEBRUARY 8, 2011

7:00 PM, OLDE IVY CLUB HOUSE

---

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

1. Minutes from previous meeting: Minutes of the previous meeting held on December 14, 2010 were approved. The January 2011 Board meeting was moved to February 8, 2011 due to weather problems.
2. Financial Report: The Board reviewed the December 2010 financial reports. Pat Lacey recommended a number of adjustments which will be discussed with CMA later this week. When the adjustments are complete, the December 2010 financial reports will be generated and published on our Web site.
3. Legal Representation: Some of the attorneys that were handling our legal affairs chose to leave Weinstock & Scavo and form a new firm, Winter Capriola Zenner. The Board agreed to ask Weinstock & Scavo to continue with the items currently in litigation and handle them until they are complete. Secondly, the Board agreed that Winter Capriola Zenner will handle everything else and future legal matters that may arise.
4. Olde Ivy Neighborhood: The new Heritage manager is Ken Baggs. He replaces Kevon Oliver.
5. Fire Marshall Inspection: The smoke alarm and sprinkler reports have been sent to the Fire Marshall. All fire extinguishers are now current. The only outstanding report is the smoke detector sensitivity report. The onsite annual Fire Marshall inspection will be scheduled for this month.
6. Sprinkler Modifications:
  - a. There are still four units that need work in order to complete the project. Rosemary reported that she has contacted the residents of these four units numerous times by various means. The Board decided to contact the residents directly in addition to Rosemary's efforts.
  - b. All major work to repair the sheet rock damaged by the sprinkler modifications has been completed.
7. Insulation in Attic Areas: Rosemary has arranged for an insulation contractor to inspect the attic areas and make the necessary updates.
8. Construction Defects: For some time, our attorneys and Wieland attorneys have discussed repair work on noted construction defects such as the exterior brick work on the Manors buildings. There has not been a resolution thus far, therefore the Board decided to propose a face-to-face meeting with Wieland senior management.
9. Leases: The survey of owners and tenants of leased units is almost complete. We are very close to the maximum of 25% that can be leased.
10. Other New Business: The New Homeowner Information Project, Sub Committees, and other items were tabled for this meeting.
11. Next Board Meeting: The February 2011 Board meeting will be held Tuesday, February 15, 7:00 PM at the Club house.