

Minutes  
 Manor at Olde Ivy Board Meeting  
 August 17, 2015

**Present:** Joe Winland, Leslie Maddock (Brian Ball, CMA)

Number	Topic
1.	<p><b>Approval of Minutes</b></p> <ul style="list-style-type: none"> <li>• Since there was no quorum, the Board was unable to approve the minutes of the last meeting.</li> </ul>
2.	<p><b>Work on Dry Pipe System</b></p> <ul style="list-style-type: none"> <li>• Brian reported that Amber Fire has rescheduled with Ed Knopick for his final inspection this week.</li> <li>• Brian will check with the Cobb County Fire Marshall to make sure that their inspections are complete.</li> <li>• Brian will communicate with our attorney when the work/inspections are complete. This date affects the penalty for work completed after the contracted date.</li> <li>• To complete this project, we need to contract with a vendor to do a final inspection of each residential unit's sprinklers/alarm (whether affected by the sprinkler problem or not), and then remove all of the yellow inspection tags. This inspection is required to get the final Certificate of Occupancy.</li> <li>• We are reluctant to employ Amber Fire to do this, and we not pleased with our previous vendor, FSLA. Brian will check on other vendor options.</li> </ul>
3.	<p><b>Replacement of the Building Water Pressure Valves</b></p> <ul style="list-style-type: none"> <li>• Brian reported that Hill Mechanical needs to shut down the water for each building (from approximately 9-4) while this work is being done. He will schedule this for next week.</li> </ul>
4.	<p><b>Communications to Residents</b></p> <ul style="list-style-type: none"> <li>• Brian will send out a email blast to residents informing them of:           <ul style="list-style-type: none"> <li>○ The date Hill Mechanical will shut off the water in each building.</li> <li>○ An FYI alerting them to the upcoming inspection when someone in each unit will need to be home to let in the inspector. The inspection of each unit will be very quick. (We don't have a vendor or date yet.)</li> </ul> </li> <li>• We will also hold a special meeting for the building reps to inform them about the water issue and the inspection. We would like the reps to:           <ul style="list-style-type: none"> <li>○ Put up printed notices about the water shut-off and possibly check with residents who do not use email.</li> <li>○ Work with any residents who will be unable to be home for the inspection (when it is scheduled). It may be that residents can</li> </ul> </li> </ul>

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	<p style="text-align: center;">leave keys with the building rep.</p> <ul style="list-style-type: none"> <li>Brian will work with our attorney to write a letter to all owners stating that the Board has addressed the sprinkler system problems that led to the leaks. This letter would be signed by the BOD, CMA, the insurance company</li> </ul>
5.	<p><b>Replacement of AC Unit in 4950</b></p> <ul style="list-style-type: none"> <li>The third-floor unit needs to be replaced. Brian will send out a note to Board members asking for their approval.</li> </ul>
6.	<p><b>Discussion of Finances</b></p> <ul style="list-style-type: none"> <li>The Board reviewed the financials provided by Brian.</li> </ul>
7.	<p><b>Elevator/Gate/Door Power Issues</b></p> <ul style="list-style-type: none"> <li>Brian will look into surge protectors for the elevators.</li> <li>Joe will arrange for some residents to be able to work the emergency release mechanism to open the garage gates in the event of a power failure, if the gates do not automatically open.</li> </ul>
8.	<p><b>Legal Issues</b></p> <ul style="list-style-type: none"> <li>The Board reviewed the ongoing legal issues regarding unpaid dues, fines, etc.</li> <li>Our lawyers are pursuing legal action against several owners.</li> </ul>
9.	<p><b>Sprinkler Leak in 4810</b></p> <ul style="list-style-type: none"> <li>Since Amber Fire did not respond for four days to an owner's complaint of a leaking sprinkler, we will require them to reimburse the owner for the contractor they hired to repair the problem.</li> </ul>
10.	<p><b>Leasing/Units for Sale</b></p> <ul style="list-style-type: none"> <li>34 permits are issued.</li> <li>Six owners are on the waiting list.</li> </ul>

Number	Action Items		
	Item	Owner	Due Date
1.	Get quotes for the ceiling repair work.	Brian	
2.	Select vendor for annual inspection	Brian	
3.	Look into power backup for elevators, gates and doors (may not be realistic).	Brian	
4.	Need a revised generic letter to use in response to bedroom flooring variance requests (as opposed to sending the standard architectural review letter). This letter will	Leslie will send a draft to the Board. Still need a clearer way to manage the	Pending

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	eliminate the requirement for getting neighbor approval.	request process (since it will be turned down.)	
5.	<p>Leslie will revise content on website and Resident Information booklet regarding requirement for carpeting in Manor bedrooms. She will note that there are three exceptions to this rule:</p> <ul style="list-style-type: none"> <li>• If the bedroom is on the ground floor.</li> <li>• If the bedroom is part of a two-floor unit.</li> <li>• If the room is not technically a bedroom (no closet).</li> <li>• If the original owners contracted directly with Weiland to put in hardwood floors.</li> </ul>	Leslie	Pending
6.	Amy will investigate prices for wildlife cameras to record owners who do not pick up after their dogs.	Deferred	

Next meetings: Tuesday, September 22, 2015 and Tuesday, October 20 at 6:30 in the Clubhouse