

Minutes
 Manor at Olde Ivy Board Meeting
 December 15, 2015

Present: Joe Winland, Frank Watkins, Karen Gantt, Bill Danner, Leslie Maddock (Brian Ball, CMA)

Number	Topic
1.	Approval of Minutes <ul style="list-style-type: none"> • The Board approved the minutes of the last meeting.
2.	Selection of Officers <ul style="list-style-type: none"> • The Board voted on the following officers: <ul style="list-style-type: none"> ○ Joe Winland, President ○ Frank Watkins, Vice-President ○ Karen Gantt, Secretary ○ Bill Danner, Treasurer ○ Leslie Maddock, Member-at-Large
3.	New Sprinkler System <ul style="list-style-type: none"> • Joe reported that we paid Amber Fire to do an annual inspection of the newly completed system, • Joe noted that we are holding payment for some additional disputed issues until these issues are resolved. The Board authorized our attorneys to negotiate a settlement for final payment to Amber Fire. • The Board agreed to select a new contractor for regular ongoing maintenance of the system, including draining the pipes. Brian will look into this. • Brian will get names for contractors to perform an outside audit of the system, inspecting all elements except the sprinkler heads in the residential units.
4.	Report from Brian <ul style="list-style-type: none"> • Brian reviewed proposals from Huie Services for the interior refresh of 4810 and exterior refresh of 4805. • Brian will check with Huie regarding selection of contractors for the work, and also check with other CMA managers for their recommendations. • We need to select a new contractor for annual HVAC maintenance. Brian is working on this. • Brian will make sure that the contract includes regular maintenance of heaters for the mechanical rooms and elevator rooms, as they are a critical part of the fire suppression system.
5.	Baly Insulation <ul style="list-style-type: none"> • Our attorney Marvin Pastel is still pursuing the claim against Baly

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	Insulation for the failed insulation project some years ago. He will work to get a cash settlement to use for more insulation and any additional work needed to preserve building integrity.
6.	Garage Door Battery Replacement <ul style="list-style-type: none">• Brian will check on the replacement of emergency batteries for the garage doors in 4950, 4805 and 4955.
7.	Direct TV Availability <ul style="list-style-type: none">• Joe will look into finding a provider for Direct TV for Manor units. The original MDU (multi-dwelling units) supplier is no longer in the business.
8.	Update Website to Reflect New Board <ul style="list-style-type: none">• Leslie will update the website to indicate new Board members and positions.
9.	Leasing Permits <ul style="list-style-type: none">• One leasing permit is available.

The next Board meeting will be held January 19, 2016.