

Minutes
Manor at Olde Ivy Board Meeting
January 19 2016

**Present: Joe Winland, Frank Watkins, Karen Gantt, Leslie Maddock, Teresa Waters
(Brian Ball, CMA)**

Number	Topic
	Approval of Minutes <ul style="list-style-type: none">• The Board approved the minutes of the last meeting.
	Selection of Officers <ul style="list-style-type: none">• The Board voted on the following officers:<ul style="list-style-type: none">○ Teresa Waters to join the board as Vice- President (previously Frank Watkins)○ Frank Watkins, Treasurer (replacing Bill Danner)○ Karen Gantt, Secretary○ Leslie Maddock, Member-at-Large○ Frank Watkins to become Neighborhood Community Board member

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	<p>Action Items</p> <ul style="list-style-type: none">• Brian provided bid information for preventative maintenance for HVAC CONTRACTOR from— Moncrief Heating and Air \$1640, Hill Mechanical \$1400 and Atlanta Cooling Pros \$1350— We voted to go with Hill Mechanical @ \$ 1400 per year• Board agreed that ceiling repairs for residents who had new sprinklers installed is a top priority. Brian will look into getting a contractor to make the repairs as soon as possible, possibly PARKER RESTORATION. We will need to get a contractor to check the sprinkler heads as well, as there are some problems that have been identified. Brian will contact United Fire for an estimate.• Water leak issues 4950, 201 storage unit -Brian provided for review report from Rain-N-Drain area needs to be sealed and he will see another estimate for resolve for second opinion• Water leak issue 4905 unit 104- has been determined to be the fault of the resident not the manor• 4850 leak in hall-Brian provided estimate from Alliance Roofing to be reviewed by the board• Brian to send out financial letters regarding the SPECIAL ASSESSMENT for 2015 for \$200 per unit due March 1• Joe to check that all signatures required are up to date as VININGS BANK
	<p>Report from Brian</p> <ul style="list-style-type: none">• Update from Brian reviewed proposals from Huie Services for the interior refresh of 4810 and exterior refresh of 4805.• Board voted to proceed with interior refresh of 4810 and exterior refresh of 4805 with chosen contractor Blue Print- Brian will contact HUIE to proceed with Blue Print.• Brian reviewed financials for fire alarm and repair variance \$19,799

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	<p>Closings</p> <ul style="list-style-type: none">• 4810 Ivy Ridge Drive unit 102
	<p>Update Website to Reflect New Board</p> <ul style="list-style-type: none">• Leslie will update the website to indicate change/addition of Board members and positions.
	<p>Leasing Permits:</p> <p>-32 permits/6 available</p>

The next Board meeting will be held February 16, 2016 @ 6:30pm