

Minutes
Manor at Olde Ivy Board Meeting
June 21, 2016@ 6:30pm

In Attendance: Joe Winland, Teresa Waters, Karen Gantt, Frank Watkins, Brian Ball, Leslie Maddox; also Dottie Bonds and Hollie Battle (CMA)

Number	Topic
	<p>Approval of Minutes</p> <ul style="list-style-type: none">• The Board approved the minutes of the last meeting
	<p>New Sprinkler System</p> <ul style="list-style-type: none">• AON to return to property to confirm whether pipe sloping was corrected by AMBER FIRE Fire in all buildings.• Joe noted that we are still holding payment for additional disputed issues with Amber Fire until issues are resolved. Board authorized attorney to negotiate a settlement for final payment to Amber.• Ceiling repairs/painting is underway 11 of the 34 units have had repairs/painting done by Grey Contracting and Wilson Painting. Work will continue so all units can be completed as soon as possible. Blueprint Painting was unable to take on any work. These are the two contractors who will be completing the work.

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	<p>Report from Brian</p> <ul style="list-style-type: none">• 4810 interior refurbish- Blueprint Painting- completed punch list of items to be completed. All touch up paint has been completed. Door sidelights to be replaced. Board approved proposal to have elevator doors painted.• 4805 exterior painting completed and Blueprint Painting invoice received and paid.• Storage Unit sealing project 4950 for units affected leak completed.• 4950 downspout modification awaiting estimates from Alliance roofing.• 4950 HVAC unit replaced.• 4810 Elevator HVAC fan reported broken. Hill Mechanical to inspect this building and all others for condition of HVAC fan for elevators.• 4855 Garage fan switch timer installed. Balcony repair unit 304 completed. Danner leak condensation problem repaired.• 4855 & 4950 Fire Alarm compressor replacement -parts on order replacement scheduled for week of 6/27/19 by FLSA• Garage floor pressure washing estimates- 1 of 4 have been submitted and 3 are pending. Brian to follow up. Received estimate from Horizon Painting - estimates pending from Sun Bright,CMA Maintenance and Valley Crest.•• 4905-Carpet cleaning. Brian to obtain estimate for carpet cleaning in hallway on entrance level and second level. Letter regarding the cost of the cleaning to be sent to owner of unit #303. Broken hallway light fixture replacement needed
	<p>Leasing</p> <ul style="list-style-type: none">• 32 Permits issued/6 Available.• 4850 owner of unit #101 to provide lease and background check of tenant. Owner is out of compliance Brian to notify owner of fines from April 2016

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	<p>Legal</p> <ul style="list-style-type: none">• Unit #402 building 4905 owner failed to appear at the disposition on 3/24/16. and has been ordered to another deposition 6/24/16.• 4905 #203 - Payment of \$4700 received on 6/10/16. Attorney accepted proposed payment plan of \$200 per month to pay attorney fees of \$2000.• Brian to notify attorney Marvin to provide letter to RGP regrind \$16k in repairs.
	<p>Closings None in the month of May.</p>

The next Board meeting will be held Tuesday July 19, 2016