

Minutes
Manor at Olde Ivy Board Meeting
September 20, 2016@ 6:30pm

In Attendance: Joe Winland, Karen Gantt, Leslie Maddock, Frank Watkins, Teresa Waters and Dotty Bonds .

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">• 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 continues to be done by Grey Contracting and Wilson Painting. Dotty reports 5 units remain to be completed. For units not responding final letter will be sent for response no later than mid October to get repair work scheduled. Work will continue so all units can be completed.• Property Manager to follow up with AON for report so we can settle with Amber.• FSLA to inspect dry sprinkler system pipe on a bi-annual basis. Board agreed to do with a 3 year contract.

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Report from Dotty

- Financials and budget reviewed with CMA and board.
- Fire Alarm- Panels in various buildings have gone off and FSLR has come out to reset each time as a result of the ground shifting and a short in the wire. FSLR offered to have a training class with the board and building representatives to know how the system operates. Dotty will assist with coordination with the head of the building representatives get this scheduled.
- Fire Marshall and property manager walked all buildings and Fire Marshall found deficiencies that should be corrected within 30 days including yellow tags and request for 3 and 5 year reports.
- Property Manager walked property with board member to check all gate operations and received quote for equipment in all buildings from PTR. Property Manager to revisit quote for amendment of equipment recommended. It appears batteries are needed for 2 buildings (4805 & 4905). She will confirm if Doorlocking 1601 Belt is required for all buildings as recommended.
- 4810 unit owner had HVAC line clog resolved. Unit owner reported leaks in the hall of his unit. Hill Mechanical was dispatched to inspect and no leak detected.
- 4855 Garage fan switch timer blown. Property Manager reports cannot replace with regular switch and must be connected with fire alarm. Previous quote from Hill Mechanical \$4500.
- Garage floor pressure washing to be scheduled in October. Property manager to get letter to building representative coordinator for building representatives to notify residents. Quote from vendor to be revised to include brick patios of garden homeowners.
- Board met with building representatives of Olde Ivy Sunday September 18th from 2pm-4pm in the Clubhouse. Reviewed welcome package for new owners and tenants. Questions answered regarding concerns within the Manor.
- Board discussed letter to be sent to owners and regarding keeping common areas of the buildings cleaner, i.e garbage/recycle areas.
- Property Manager to inquire if vendor for garbage pickup can replace garbage bins with bins that have been pressure washed.

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	<p>Leasing</p> <ul style="list-style-type: none">• 32 Permits issued/6 Available.• 4850 unit owner provide lease for tenant and is no longer out of compliance.
	<p>Legal</p> <ul style="list-style-type: none">• Owner in building 4905 has been served and is now in contempt of court for failure to appear and arrest warrant has been issued.
	<p>Closings none reported for September.</p>

The next Board meeting will be held Tuesday October 18, 2016 @ 6:30pm