

Minutes
 Manor at Olde Ivy Board Meeting
 October 18, 2016@ 6:30pm

In Attendance: Joe Winland, Karen Gantt, Leslie Maddock, 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"> • Conference call was made on Monday October 17 with attorney Marvin Pastel with board members Joe Winland, Frank Watkins, Teresa Waters, Karen Gantt and CMA Manager, Dotty Bonds to discuss the settlement offer with Amber. All discussed and agreed for letter to go out to attorney representing Amber for terms of settlement for work to be completed and the financial settlement. We will wait for response from attorney on agreed upon terms. • Dotty reports that should we come to an agreed financial settlement with AMBER CMA will be able to set up a checking account to hold funds to be paid to AMBER with the necessary restrictions. • Ceiling repairs/painting continues to be done by Grey Contracting. One remaining unit needs to be completed. All units have been contacted and all but two have responded to certified letters indicating the need for their timely response should they want the work completed or they will forfeit their opportunity to have the work done. • FSLA will be out to inspect the AMBER deficiencies and give a quote to repair. Also will service the fault alarm in building 4955. • Debbie Naylor will schedule handout and training class for the fire system once Amber issue is resolved.

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Report from Dotty

- Financials and 2017 budget reviewed with CMA and board. Board approved the 2017 Budget for the Manor.
- Board agreed to increase Manor monthly HOA fees by 5.04%.
- Dotty to conduct audit for funds owed to HUIE for services provided for the interior renovation of 4810 and the exterior painting of 4805. Funds to Blueprint accounted for and balance owed to be sent out.
- Garage floor pressure washing scheduled for week of October 25th. All buildings have received and posted notification of schedule of the power washing per building to notify residents. Quote from vendor to be revised to include brick patios of garden homeowners, paint on driveway between building 4810 and 4850 and blinds in 4950 when vendor is on site. Email blast has been set to go out to all residents /owners from CMA Friday October 21 for reminder of power washing to be done week of October 25th.
- Extension will be needed past the October 31 deadline with the Fire Marshall for yellow tag inspection corrections as the Amber work needs to be completed.
- Property Manager inquired if vendor for garbage pickup can replace garbage bins with bins that have been pressure washed. Property Manager is waiting on a response.
- Gas grill violation letters sent out to 4805 unit 102 (second letter) for storing gas grill, charcoal and gas can behind AC unit. Letters also sent out to 4905 units 102 and 205.
- Board elections: up for election are three positions held by Joe Winland President, Frank Watkins Treasurer and Leslie Maddock member at large. Dotty to send out notification of the Manor Community Annual meeting scheduled for Wednesday, November 16, 2016 @7:00pm
- Garage gate at 4850 scheduled to be repaired due to damage.

Leasing

- 32 Permits issued/6 Available.

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	<p>Legal</p> <ul style="list-style-type: none">• Attorney received response from 4905 unit 402 regarding arrest warrant. Board discuss the terms of the settlement for outstanding delinquencies . Drafted letter by our attorney was agreed upon by the board and sent to owners. Owners responded to offer and settlement letter for delinquencies. Joe Winland was notified by our attorney that they have received the signed settlement agreement from both owners and corresponding settlement check.
	<p>Closings none reported for September.</p>

The next Board meeting will be held Wednesday December 14, 2016 @ 6:30pm