In Attendance: Joe Winland, Michael Wiggins, Frank Watkins, Teresa Waters, Karen Gantt and Jane Beasley.

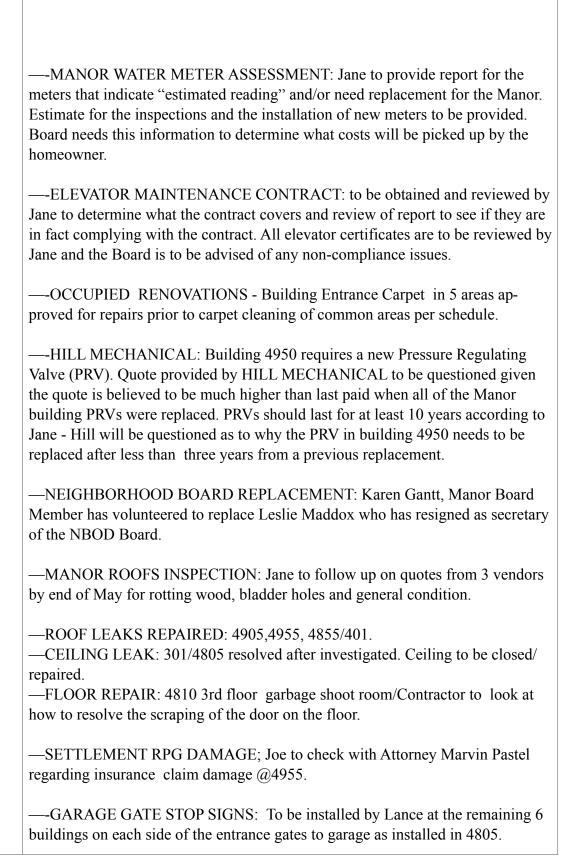
Number	Торіс
	Approval of Minutes
	The Board approved the minutes by email.

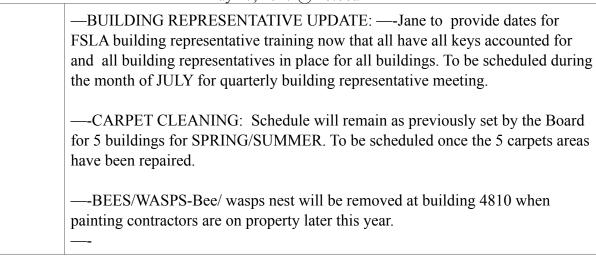
#### **Financial Review**

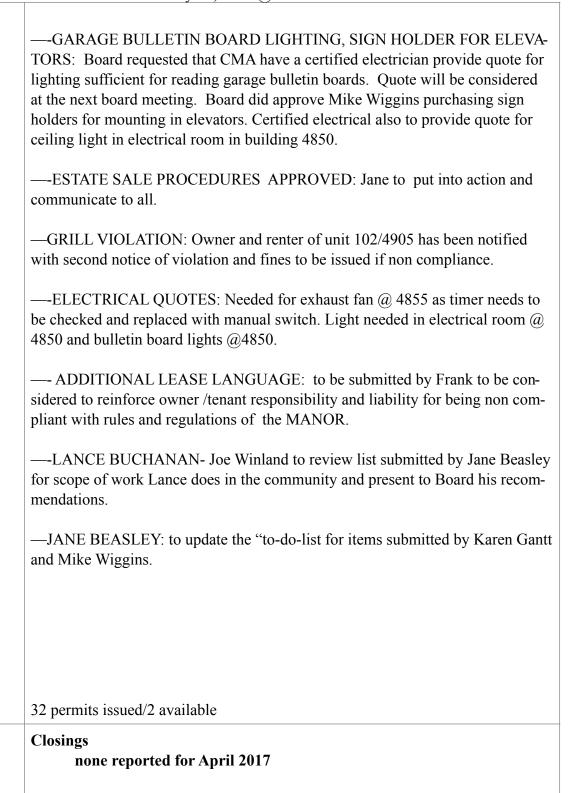
- BOARD REVIEW of financials: Annual/Monthly assessment. We are in line with budgeted expenses some area under and some a bit over but all in line for this time of the year. Overdue accounts reviewed and Jane to follow up on notices sent out regarding delinquencies. Other line items discussed were Building Repair and Maintenance; Fire Safety Inspection; Elevator repair and maintenance..
- CMA MANAGEMENT REPORT: Discussed the leasing program proposed by CMA and board voted against participation in this program to manage leases. Manor Project list reviewed and updated.
- MANOR CAPITAL PROJECTS: RFPs for exterior painting for 4810 and 4855 interior renovation submitted by HUIE SERVICES reviewed and approved by board for HUIE SERVICES to proceed with getting the contractors out to bid on project. Board to review all bids when submitted to select a contractor.

(If the contract, 5 year warranty, for the interior renovations for building 4805 is the same as 4810, building 4805 interior should also be inspected during the site reviews. Please note that the carpet insert panels at the entrance of building 4805 have been noted as being installed incorrectly and possibly this work can be covered under the warranty verses the Manor Board incurring any additional cost).

- AMBER SETTLEMENT: The final settlement payment will be made to Amber upon verification that the excursion plates have been replaced in building 4950 & 4905. Board has agreed that Amber has fulfilled their required obligation with exception of verification that the excursion plates have been replaced.
- —FLSA will be required to set a schedule to replace all sprinkler heads that were found to have paint on them during their January 2017 inspection.
- —FLSA needs to know how to drain the attic dry pipes and when. Board proposed draining a minimum of twice a year.
- CLEANING CONTRACT BIDS: Jane to update scope work for cleaning







May 17, 2017 @ 10:00am
The next Board meeting will be held Wednesday June 21, 2017 @ 10:00am