

Olde Ivy Manor Board Meeting May 26, 2020

In attendance:

- Joe Winland, Debbie Henderson, John Holthaus, Shirley Sharp, Leslie Maddock for the Board
- Brittany Pinto-Williams for Silverleaf

Meeting was called to order at 4:30 PM via conference call and a quorum was established.

The minutes of the previous meeting were approved by email, and posted on oldeivy.org.

Financials

Joe reported that revenues exceed plan by approximately \$7,000 through April. We have paid \$70,000 into reserves. Any excess revenues over plan will be allocated to the capital refresh projects.

General administrative expenses are slightly over plan YTD. These expenses are related to legal fees, which will eventually be recovered.

Brittany will check with our waste disposal service regarding our new contract. The intention was to pay twice a year, starting in April, and receive a discount. We have paid \$9,000 towards this arrangement.

Outstanding Dues

The total amount of delinquent HOA dues through April is approximately \$22,000. Brittany has been following up with delinquent owners and working with the law firm. She follows the same protocol of notifying the law firm about any delinquencies over \$1,000 for all owners, and works with owners regarding payment.

Joe noted that any delinquencies caused by the Covid situation will be treated on a case-by-case basis.

Unit Sales and Leasing Management

One unit is for sale and another is being readied for sale.

Brittany reported one new lease has been signed. 10 units are leased, and 26 lease permits are available.

The Board recommended that Brittany talk with RMS regarding the need to ensure that prospective renters understand the pet policies contained in the covenants, particularly the restrictions on certain breeds.

Also, Brittany will notify the renter when a violation letter is sent to an owner.

Capital Refresh Projects

Huie Services is preparing RFPs for the exterior repair and painting of buildings 4850 and 4905.

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Joe will get in touch with the committee for 4950 regarding touring the other Manor buildings and the need to make color and other choices. He will contact Moda to get some samples.

Building Maintenance Issues

- Gutter Repairs: Brittany will call Advanced to clean the gutters in the back of 4950 and two other buildings.
- Drone Service: Brittany will call Georgia Drone to contract for a flyover of the Manor our buildings, including taking pictures of our gutters, downspouts and dormers.

Windstream Telephone Service Contract Proposal

Windstream is the company that manages the phone lines in our elevators, door keypads and gates. The lines are owned and maintained by AT&T. Windstream has offered several discount proposals that would reduce our monthly bill with them.

Brittany will get more information about the proposals and ask Windstream to make them available to us for up to 60 days. She will also contact John Bennison for his expert perspective, since Windstream also services the exterior gate lines.

Dryer Vent Cleaning for Individual Units

Many owners have indicated interest in participating in this project. The project will start around July 1. The service can clean 12 units each day. Brittany will give the building reps the lists of interested owners for their buildings, and work with them to coordinate work schedules.

Fire Safety Issues

Joe reported that we have a conference call scheduled with ALLSOUTH for later this week to discuss work for the rest of the year.

Brittany reported that the Neighborhood Board has taken responsibility for all fire hydrants, and that testing is scheduled for July 15.

Pool Closure

Joe has received complaints about the pool closure and recommends that the Neighborhood send out another communication about this.

Nature Trail

Shirley detailed some problem areas with the nature trail, which is seeing a lot more use these days. John will follow up with Gibbs.

The next meeting is Tuesday, June 23 at 4:30-6:30 PM.