

Olde Ivy Neighborhood Board Meeting August 18, 2020

In attendance:

- Ken D’Anastasio, Laura Dowling, Buddy Perrin, Joe Winland, Leslie Maddock for the Board
- Brittany Pinto-Williams for Silverleaf

Meeting was called to order at 7:00 PM and quorum was established.

The Board approved minutes of the previous meeting by email. The minutes were posted on the oldeivy.org website.

Financials

Our financials for June are in very good shape, favorable to plan. Upcoming planned expenses are within the budget.

Outliers include water and electricity. Joe and Brittany have been working with Conservice to understand the water billing discrepancies. Although some transition issues have now been corrected, we still need Conservice to make additional changes to their unfair, incorrect rebilling practices.

Some owners are in arrears with their water bills. Ken recommends that each sub-association maintain an unpaid water bill report to be included in the monthly financial report.

Brittany has scheduled replacement of defective water meters and MTUs on September 12.

Electricity billing issues were transition related and have been corrected.

Ken plans a more detailed meeting to address budget issues in a week or two.

Contractor Projects

Brittany needs more information to develop a scope of work for the cedar fence and white fence repair projects. Buddy will work with her on this.

Final repair of the clubhouse lights will be completed this week.

Damage to Brick Pavers at Beech Haven Gate

Marvin has sent a letter to the contractor to requesting reimbursement for approximately \$8,000 from the mini-warehouse contractor. Brittany will follow up on this.

Residential Request Protocol

Brittany will send out a notice to residents instructing them NOT to communicate directly with Gibbs personnel either by mail or in person. ALL resident communications regarding landscape issues/requests MUST go through Brittany.

Landscaping

Ken plans to work with Gibbs to develop a long-term landscaping plan in addition to

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the basic grounds maintenance activities. The Board discussed various projects but no consensus was reached.

ArborForce will now do all tree work under the direction of Gibbs.

Irrigation

Ken will direct Gibbs NOT to close down the irrigation system for winter maintenance until directed by the Board.

Ken will investigate developing an irrigation maintenance contract with Gibbs. This will call for maintaining records of completed work, and allow the Board to evaluate the quality and effectiveness of the work and materials used. Any capital expenses must include warranties.

Fitness Center Reopening

There is no change in the Governor's Executive Order requirements, which are now effective through September 15, so the fitness center will remain closed.

Pool

A new pool cover is required. Brittany will get an additional bid that includes the specifications for the project. This will allow for more accurate comparisons of the bids.

Trash seems to be piling up in the pool area behind the pergola. Brittany will have the pool company remove this trash.

Insurance

Ken recommends that each sub-association look into purchasing an expanded Directors and Officers (D&O) liability insurance policy. The Townhomes Board has a new policy that includes Covid coverage and saves the HOA money.

Tracking Spreadsheets

A project to develop tracking spreadsheets that will provide status of all ongoing Neighborhood projects/work orders and project priority lists is still under discussion.

Next Meeting

The next meeting will be held on Tuesday, September 15 at 7:00 PM.