

Olde Ivy Manor Board Meeting October 27, 2020

In attendance:

- Joe Winland, Shirley Sharp, Debbie Henderson, Leslie Maddock for the Board. Jan McDavid, currently nominated for the upcoming Board, attended as a guest
- 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 our financials are in good shape. Recent HOA payments from owners previously in arrears extend to the end of the year, so revenue shows somewhat higher than plan. Expenses reflect approximately \$6,300 for installation of the Door King Cell Kits, providing new connections to the main gates and garages. The Windstream service has been cancelled; our phone costs will go way down.

Capital projects are mostly complete. Expected installation of two new HVAC units has been moved to next year. We will pay approximately \$15,000 in fire alarm maintenance cost yet in 2020. Brittany is following up with Cintas about a pricing dispute/misunderstanding.

Manager's Report

Brittany reported that cleaning of gutters and downspouts has been scheduled for early November, with another cleaning to be done as needed at the end of December.

Annual Meeting

The Annual Meeting for the Manor is scheduled for Wednesday November 11 at 7:00 PM via Zoom. The information packet has been sent to all Manor residents.

Unit Sales

Four units have sold this month. Several more are for sale.

Leasing

A unit with an illegal lease is now in compliance.

Legal

The unit with the illegally installed hardwood flooring in the bedrooms now has area rugs placed and is in compliance.

NOTE: Any money owed by an owner for past HOA dues, fines or legal collection expenses is collected from the owner at closing.

Building Issues

- The repair for the foundation leak at 4950 has failed and the contractor has added additional drainage. We will evaluate after the next rain.

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- The sprinkler water line break has been repaired and the allocation of the insurance payment to the affected owners is being determined. Once that is complete, Parker Young will do the remediation work.
- Roofing repairs done by Ameristar have not been acceptable. Several units still have significant leaks during/after rain. Ameristar has been slow to respond. This issue is complicated by the Ameristar warranty on six of our roofs. We are in discussions with Ameristar. Brittany has a highly rated roofer on standby for emergency action.
- The carpet replacement for the top floor unit that was bleach stained is complete and the owner is very pleased.
- Garage floor cleaning is complete in three buildings.
- Brittany will get additional quotes for replacing the broken shutters.

Ceiling Fan Vote

Brittany will follow up with owners who have not returned their ballots. Approximately 20 more ballots are needed for a definitive vote.

Fire Safety Violations

Both violations have been fixed.

Sprinkler Head Cleaning/Repair Project

This project is scheduled for November 15. Brittany will send letters to affected owners.

Gas Fireplace Cleaning/Maintenance Project

This voluntary participation project is complete. Owners have been pleased with the work.

The next meeting is **Tuesday, December 17 at 4:30 PM.**