

Olde Ivy Neighborhood Board Meeting February 19, 2021

In attendance:

- Ken D’Anastasio, Laura Dowling, Joe Winland, Rod Johnson, Leslie Maddock, for the Board.
- Brittany Pinto-Williams for Silverleaf

Meeting was called to order at 7:00 PM via conference call and a quorum was established.

Manager’s Report

Brittany reported that water meter transitions have been restarted now that the contractor is back in the US. We still have 17 meters to replace/repair; work will be completed this weekend. Brittany is working to get us another plumber who is available during the week, instead of only on weekends. Quotes so far are higher than we would like. When the dead batteries are all replaced, we will start on the low-battery units.

Brittany reported that our gate company has signed a contract with amazon that will allow amazon trucks to enter the complex based on packages intended for specific units.

Water Billing Issues

We still have some catch-up to do regarding Conservice payments/reimbursements. Joe would like Conservice to shift to charging for actual usage based on actual Cobb County rates. Joe has analyzed the situation in detail; Rod will arrange for a meeting with Conservice and Joe to get this straightened out and improve the process.

Brittany is working with Marvin to collect past-due water bills. Marvin has sent out demand letters.

Financials

Joe reported that our financials (covered in detail in a separate document posted on the website) are generally in good shape. We received a payment from State Farm for the bridge repair.

Brittany will adjust the budget so that the twice-yearly payments for pine straw installation are properly accounted for.

Detailed financial reports are available at www.oldeivy.org.

Landscaping

We are still concerned about the seasonal flower beds, which do not put on the colorful display we want. Gibbs must do some evaluation of consistently unsuccessful beds such as those by the Manor columns to ensure that plantings are suitable for the specific amount of sunlight and irrigation the flower beds get.

Brittany and Kevin walked the property and compiled a list of recommendations for future landscaping. The estimate was for approximately \$24,000. Ken will distribute the plan to the Board when it is available. Ken noted that flowering shrubs such as azaleas require fertilizing, which they have not been getting.

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Retaining Wall/Nature Trail/Bridge Repair Projects

Ken reported that he and Rod will meet with the contractors this week to review the work to be done and confirm a start date. Since the parking spaces in the area near the clubhouse will be taken up by the contractor's equipment, we will notify the nearby neighbors who often park there.

Assessment notices for this and the nature trail projects have gone out. Brittany will send reminder notices in the months preceding the payment due dates.

Contracts have been signed for work on the nature trail, which will start after the retaining wall project is complete.

We are getting quotes for the bridge repair and hope to have the project completed while the rest of the nature trail restoration is being done.

Gate Issues

Ken noted that we must remove the pedestrian exit gate opening push buttons. This is because current Cobb County regulations require a separate gate for pedestrian exit/entrance. (We were grandfathered under the old regs, but that no longer applies after we replaced the gate controls.)

To deal with unauthorized entries, the Board authorized the installation of new gate hinges and magnetic interlocks. These additions will prevent the kinds of gate-damaging intrusions we have experienced lately. In addition, we will disconnect and remove the pedestrian gate exit buttons.

We will post signs by each gate indicating that they can only be opened using the gate remote.

We need to upgrade our security cameras to allow for clearer resolution and possibly identification of individuals and cars. In addition, there are services that will identify stolen cars by license plate and notify the police. No decisions were made about either option.

Olde Ivy Transition to Silverleaf Management

The Board indicated that material such as meeting minutes and financial reports must remain on the Olde Ivy website. Also, there is concern that the website must remain independent of the Silverleaf portal. Some links to the portal are fine, but the information integrity of the Olde Ivy website must be protected.

Fitness Center Not Reopening

Because of the widespread COVID 19 pandemic in Cobb County, the fitness center will remain closed.

Next Meeting

The next meeting will be held on Tuesday, March 16 at 7:00 PM.