

Olde Ivy Neighborhood Board Meeting May 18, 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 Teams and a quorum was established.

Financials

Joe reported that our cash position has dwindled because of payments for the wall and related landscaping projects. When the bank loan (now in the final stages) closes, we will replenish both operating and reserve accounts. All required documents have been submitted.

We still have some big planned expenses (wall project, nature trail refurbishment and landscaping, and exterior gate repairs) upcoming. In addition, Rod will evaluate the stairway to the nature trail (closest to the pool) to determine if it needs replacement.

Ken urged Brittany to track our bank balances closely to ensure that the bank account can support any large payments we make.

Other expenses are generally in line with the budget.

We have not yet gotten the first quarter payment from the Spectrum marketing agreement firm. Brittany will follow up.

Brittany has submitted the insurance claim for the control box replacement at the Log Cabin gate. She will continue to follow up until we get the payment.

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

Conservice

After Rod's discussions with the company, Conservice is doing better, billing on time and more accurately.

Brittany is tracking late/unpaid water/sewer payments that have been mounting up, notifying owners, and forwarding information to our lawyers, as needed. Ken recommends that all correspondence regarding legal matters be sent to owners return receipt required. We must give Townhomes and Condos owners 90 days advance notice before shutting off water. It is not possible to shut off water for individual Manor units. Joe noted that an owner wishing to lease a unit (or renew a lease) must be in good standing. This includes being current with water payments as well as with HOA dues and assessments.

Upcoming Projects

Nature trail project: Gibbs has already starting clearing debris from the trail area, and the major work will start the second week of June. Brittany has spoken with the insurance underwriter regarding the bridge repair. She hopes to get the payment within the next few weeks.

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Guardhouse pressure washing/painting project: This will start the first week of June.

Beech Haven gate controllers: Although we now have an updated proposal for replacing the controllers, Ken recommends that we hold off until new controllers are actually needed.

Walkway to pedestrian gate: Gibbs will install the walkway next week. Meanwhile, we will send out letters to the community explaining why the pedestrian gate buttons must be removed. Pedestrians may use the gate remote or the pedestrian gate off Ivygate Circle. Brittany will inform Allstate when this is done.

Special Assessment

Special assessment payments have started to come in. Ken would like Brittany to prepare weekly updates to report on the payments.

Pool and Gym Reopening

The pool and fitness center have both reopened with new warning signs. Sanitizing stations have been installed. All pool furniture has been pressure washed; we may want to replace the furniture next year.

Letters will go out to all residents regarding these openings.

Clubhouse

The Board agreed to open up the clubhouse for community rentals on July 1.

Brittany reviewed the insurance issues around alcohol service and the Board agreed that it is appropriate to require renters to pay for event-specific liability insurance. Our insurance company provides an interface for purchasing such insurance. The owner will provide proof of payment to Brittany when signing the contract for an event.

Website Update

The Board discussed the project to update/replace the current website without coming to a conclusion. It remains problematic that the Board cannot see the proposed changes without the whole proposed site going live.

The goals for this project are not clearly defined. Brittany will send updated analytics to the Board.

Social Committee

The new Social Committee chair submitted proposals for activities that the Board might sponsor. Ken asked Board members to review and comment on the proposal, ranking preferred options.

Landscaping

Ken has been walking the neighborhood with Board members to get recommendations for landscaping improvements. He will follow up with Gibbs.

Additional dog stations are planned. Ken is investigating designs for teak benches to install around the neighborhood. The Board approved the Gibbs proposals for

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replacement plants (\$1985) and nature trail improvements (\$5400).

Next Meeting

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