

**Olde Ivy Manor Board Meeting**  
**August 23, 2022**  
**4:30 PM**

Board present: Joe Winland, Shirley Sharp, Jan McDavid, Alicia Eakin, Debbie Henderson (by phone)

Property Manager present: D'Ari Butler

**July Minutes** - approved & posted to Access Management portal.

**Financials - Month Ending July, 2022**

- Dues Payments Updates
  - Collection Update from Attorney. One lawsuit filed, two lawsuits e-filed awaiting stamped receipt and one agreed consent order (payments have started). Six have not yet paid the special \$200 assessment that was due June 1, 2022 (four of those in collections)
  - About \$26,000 in total arrears.
- Capital Contributions from sale of Manor units - July, 2022 some \$1,800 +
- Manors are currently about \$64,000 overplanned. The bulk of that is due to unexpected expenses like 4905 elevator repairs.

**Property Manager's Report**

- Unit Sales Update - 1 closure in July. 4905 Unit 204.
- Leasing Update - no additional leasing at this time.

**Manor Board Action**

- Claim for \$5,800 for fire sprinkler replacement (P - 3 Insurance) - still in process
- Insurance Shopping - Current policy expires 9/24/22. Waiting on quotes from the broker to determine any cuts or increase in prices.
- Reserve Study - Draft Report has been submitted to the board for review. Once we get insurance and management fees, we can begin to budget.
- Begin Budgeting Process - A separate meeting will be set for the board to look at the 2022 budget and make 2023 forecasts.
- Fire Alarm / Fire Sprinkler Contractor being awarded to A Plus Compliance Fire Protection. CINTAS owes an answer as to whether or not some equipment is theirs or if some will need to be replaced by A Plus.
- Building Water Pressure Regulating Value Inspection - D'Ari will make calls to get quotes
- Shutter Replacement - D'Ari collected bids from 3 companies to repair/replace 7 windows. Board approves bid to Sunshine.

**Neighborhood Board Activity**

- Financial Review
- Budgeting Process
- Reserve Study
- Vendor contract reviews
- Two major Townhome water leaks repaired
- New Condo water leak repaired
- Tree Trimming quote Awarded. They'll do extensive tree trimming throughout the community.
- Walking Trail Bridge Seal - Completed
- Landscape and irrigation repair

## **Vendors**

- Windstream - Final bill has been paid to windstream for Manor elevators. Spectrum is the new vendor. D'Ari will make sure that TKE has updated information so service calls are being routed accordingly.
- Plumbers - D'Ari is getting quotes to get a more consistent on call plumber with more consistent prices.

## **Individual Building Projects**

- Building 4850 Unit 205 - Water Leak - Ameristar determined it is not a roof leak - plumbers saying not a plumbing leak. The leak is proving extremely difficult to diagnose. D'Ari will work with the homeowner to start identifying when the leak happens to help better identify the source.
- Building 4850 - Hallway strobe lights not working. They identified the broken wire but now need to come back to repair it. D'Ari is requesting scope and cost of repair.
- Building 4905 - Intermittent Elevator Shutdown. TKE has been out and replaced a sensor. We'll keep monitoring and hope that fixes the issues.
- Building 4905 - Unit 104. There's a leak. PVC repair by a roofer has been recommended.
- Building 4810 - P-3 to replace rake board (roof) at roof line on August 22nd - rake board cost \$392, painting under warranty.
- Building 4810 - Unit 101 has been sold. Home inspector found termites on the bottom floor. Since we have a termite bond, Xpest will make all the fixes.

## **Larger Maintenance Project**

- Carpet Cleaning for entrance level only is scheduled for October. D'Ari will get quotes.
- Lance was able to repair and align trash room doors in 4905. Lance will take a look at other buildings to make sure the doors are working/aligned properly.

## **Board Meetings**

Next Board Meeting - **Next Board Meeting September 27, 2022 Starting at 4:30PM - Clubhouse**