

Manor Board Meeting
October 25, 2022
4:30 PM

Board present: Joe Winland, Shirley Sharp, Jan McDavid, Alicia Eakin, Debbie Henderson
Property Manager present: D'Ari Butler (phone)

September Minutes - Approved and Posted to the Access Management and Oldelvy.org website.

Financials - Month Ending September, 2022

- Dues Payments Updates
 - Collection update from attorney. Three of four have paid in full, one a payment plan, and one in estate.
 - About \$12,000 in total arrears, down from the previous month total of \$13,000.
- Capital Contributions from sale of Manor units - September. 2022 = \$2,000
- Insurance Premiums Paid in September = \$38,644 as 20% of the premium was due as part of the renewal.

Property Manager's Report

- Unit Sales Update - Closed in September
 - Building 4805, Unit 405
 - Building 4810, Unit 101
 - Building 4905, Unit 303
- Leasing Update - No new leases at this time. 4850 Unit 301 is going to be rented. D'Ari is working to make sure proper rental protocols are being followed.

Manor Board Action

- Insurance claim for sprinkler replacement (P - 3 Insurance) paid = \$5,300
- Fire Alarm / Fire Sprinkler Inspections Completed October 13th, 14th and 15th, Only 1 unit of the 147 was not available for inspection. A great job by the building representatives and D'Ari for organizing and communicating the inspection process.
 - No Balcony Sprinkler Heads to replace
 - Repair reports due this week.
- Cintas Monitoring Contract Through September, 2023
- Building Water Pressure Regulating Valve Inspection - Quote from Hill Mechanical = \$20,000 for all seven buildings. Quote from Sundial = \$46,949. D'Ari is working on an additional quote from Fix & Flow since there was such a big disparity in the first two quotes. The backstory: The valves regulate water pressure into the pipes. Without them, pipes in each building could burst and be incredibly costly for the community. The valves typically last 5-8 years. Current valves were last replaced by Hill Mechanical in 2015.
- Shutter Replacement - Sunshine was originally awarded the contract but backed out the day repairs were scheduled. D'Ari is working with other vendors to get current quotes.
- Drone Inspection of Roofs - Board approves. This is an annual inspection of roofs and gutters.
- Annual Association Meeting in person at the clubhouse. Request all board members be in attendance. A note will be sent to Manor residents a week before the meeting that includes financials, board nominee bios, and meeting agenda. Manor Board elections will be held in the meeting.

Neighborhood Board Activity

- Financial Review
- Amended Budget Approved for 2023 - no additional contribution from all Olde Ivy residents (capital spending detailed)

- Clubhouse Fitness Center Water Line Break - Ceiling Repairs. The Neighborhood Association is covering the repair.
- Tree Trimming work completed
- Gibbs Landscape - Fall Flower Planting
- MTU replacement - 10/29/2022

Individual Building Projects

- Can Light Repairs (multiple buildings). D'Ari is getting quotes from electricians.
- There were several plumbing repairs that totaled \$8075. The majority of that was to address the gas leak that affected 4905 several months ago.
- Pressure washing was completed around the neighborhood. Several sidewalks and stairs were missed around the neighborhood and nature trail. D'Ari and Ken are working with Sunshine to schedule them to come back and finish what was missed.

Larger Maintenance Project

- Trash Room Door Repair / Alignment

Board Meetings

Next Board Meeting - **Next Board Meeting December 15, 2022 Starting at 4:30PM - Clubhouse**