

**Manor Board Meeting
September 27, 2022
4:30 PM**

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

August Minutes - Approved. D'Ari will post to the portal.

Financials - Month Ending August, 2022

- The Manor finances have stabilized the last couple of months but Y-T-D expenses he are \$50,730 over budget.

Dues Payments Updates

- Collection update from attorney. Three of four have paid in full, one a payment plan, and one in estate. About \$13,000 in total arrears, down from previous month total of \$26,000
- Capital Contributions from sale of Manor units - August, 2022 = \$1,845

Property Manager's Report

- Unit Sales Update -
- Leasing Update - 28 slots available for rentals. Only 5 are being rented and there are currently no violations.

Manor Board Action

- Claim for \$5,800 for fire sprinkler replacement (P - 3 Insurance) - still in process. The adjuster hoped to have it finalized the week of 10/3.
- Insurance Renewed - We will be renewing with our current company IHG/QBE insurance. Unfortunately it comes with an annual premium increase of some \$26,000. Believe it or not, this was the best quote we received. Many companies are not interested in insuring condos due to the state of the market/industry. Other quotes were much higher than the current company after the premium increase.
- Fire Alarm / Fire Sprinkler Inspections October 13th, 14th and 15th. Fliers have been placed on all doors. Building reps will be in contact with homeowners as well.
- Cintas Monitoring Contract Through September, 2023.
- Revisions to 2023 Budget - Approved. Joe will draft a budget note to send to the community ahead of the annual meeting breaking down costs and expenses.
- Building Water Pressure Regulating Valve Inspection - Getting quotes from Hill, Sundial and Fix and Flow to get the most competitive offer. They were last inspected and replaced in 2015. Valve expected lifespan is 6-7 years.
- Shutter Replacement has been scheduled for September 29th and 30th. With Hurricane Ian coming expected to impact Atlanta, we will ask Sunshine to postpone.
- Carpet Cleaning is scheduled to take place on September 28th
- Nomination to Manor Board and voting process - The board vote will be in person this year at the annual meeting. A notice will go out for interested parties to submit their

name and bio to be sent out in advance. Anyone who wants to vote will need to be present at the meeting or submit a proxy.

Neighborhood Board Activity

- Financial Review
- Budget Approved for 2023 - no additional contribution from all Olde Ivy residents (capital spending detailed)
- Pool wooden deck repaired and stained.
- New Condo water leak - repaired
- Tree Trimming work nearly completed
- Irrigation repair completed
- Gibbs Landscape contract for 2023 - Board approved
- Conserves and MTU replacement - D'Ari has worked with Conservice to work on a better billing cycle. We will also work with them to replace MTU's to help assure more accurate bills.

Vendors

- Options for plumbers and electricians to have quality, competitive options for upcoming projects.

Individual Building Projects

- Building 4850 Unit 205 - Water Leak - Ameristar determined it is not a roof leak - plumbers saying not a plumbing leak. Poorly operating vent fans may be contributing to the moisture building up. Once new fans are installed and there is assurance the leak has been corrected the drywall will be repaired.
- Building 4850 - Hallway strobe lights not working. \$3,300 quote to repair broken wire - Cintas set for September 29th.
- Building 4905 - Finalizing the gas leak repair will be done by Fix & Flow. The bill for the gas leak repairs is in excess of \$7,400.
- Building 4905 - Dryer vents have been seen overflowing on the exteriors. Joe will let the homeowner know and ducts will be cleaned in 2023.
- Building 4810 - Trim repair has been bid. D'Ari is waiting for a revised work order to get that scheduled.
- Can Light Repairs (multiple buildings) - inventorying what can be done by us vs. what needs to be done by an electrician.
- Trash Room Door Repair / Alignment

Board Meetings

Next Board Meeting - Next Board Meeting October 25, 2022 Starting at 4:30PM - Clubhouse