

**HEALEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
March 20, 2017
7:00 p.m.**

**MINUTES
PUBLIC SESSION**

CALL TO ORDER:

The Board of Directors, Healey Condominium Association met in regular Board session on Monday, March 20, 2027 at 7:00 p.m. Executive session minutes are contained in a separate document privy to the Board and building management.

PRESENT: Bill Balzer, President
Catherine Jordan, Treasurer
Normer Adams, Member-At-Large
Wendy Darling, Secretary
Adam Shumaker, Member-At-Large
Stefany Mendoza, Incoming Property Manager
Alexandra Coffman, Outgoing Property Manager

GUESTS: Two residents.

MAIN MINUTES

OLD ON-GOING BUSINESS

- **Call to Order & Quorum:** Call to order. Residents informed that they could listen to review of business but would be asked to hold questions or concerns until the end.
- **Alex:** Financials — In past month, of collection letters were sent out by law firm. On related note, questions came in from couple board members about legal fees came appearing on HOA financials. Big one was paid in early 2017 — mostly for annual meeting and some letters sent toward end of 2016, Alex explained. There was also a question about gas bill — HOA pays as part of cost share. Another bill was life safety — Jan. 1 we paid \$2000 bill. Another financial explanation: For cable/Internet (Gigamonster) we had a payment that looked high. Alex says she is fairly sure was 2 months combined. Re HOA dues: We are little ahead on homeowners fees, as some people are trying to catch up or delinquencies from last year.

- **Cost Sharing.** Discussion of cost sharing, for the benefits of Stefany, to check that she is aware of it as she transitions is as property manager. Alex says she has gone over it and will go over next whole set of bills with her, explaining the splits on each on.
- **Reserve Study** – L&M has redone Healey HOA reserve study. It will be posted up on the VMS (hosted by CMA)
- **Common Area Windows** – Letter to homeowners is in Bill's bailiwick. He's getting close, redrafting some language. When it's approved by all (including Board) we'll send out to homeowners.
- **Common Area Refurb** – Status quo until situation with finances changes.
- **Emergency Generator:** Generator has been ordered. The project manager (Dorsey) has been in touch with the installer to send Bill timeline and pay schedule.
- **Controller Project** – Trane has the parts on order. Installer is being booked. Alex will get in touch with Trane re details of Georgia Power rebate. Discussion of threshold for switching on and off between winter/summer and possibly informing residents of what's the deal.
- **Elevator Upgrade** -- Met Sat. with 3rd vendor. No decision made yet. Probably should talk about that. Bill sent out chart comparing vendors. Identified some key issues. We have specific issues we need to have resolved — won't know until you pick a vendor. Will have to negotiate with vendor at the time. Discussion of whether all project management firms will be running cost comparisons (their own models) to check if the bids they get from elevator companies are in line. Concerned also about 1) indemnification, 2) damages and 3) construction documents (Gleeds).
- **Fire Alarm Confirm** -- Integrated is trying to get third party vendor to run diagnostic, check out recent issue on 15th floor. Some old equipment was responsible.
- **FHA Recertification** – Process is underway.
- **Capital Contribution Letter** – The letter isn't done but Stefany says she will have it by Thursday (3/23).
- **Gym** – Cal was made to Convergent re price of fob reader, not heard back. Also went to Total Audio Video about adding camera, waiting to hear back on that. Have not yet changed code. Put another reminder in email about gym etiquette?

NEW BUSINESS

- **Manager Transition** — Alex is getting Stefany up to speed. Info:
Stefany Mendoza, CAM
Community Association Manager

Community Management Associates
Georgia | South Carolina | Tennessee
800.522.6314 toll-free | 404.835.9165 direct
www.cmacommunities.com

- **Collection report** — Can we get better report? Export DB for us and have more fields so we have more notes? But really CMA system has to be redone. Stefany says she has ideas for some simple adjustments that might meet our needs.
- **Tattoo Shop** — Our bothersome neighbor is gone. Contacting Dorthea Hurst for more information.
- **Sale of 8H** -- Try to get listed by 4/1. Alex and Stephanie, went through and inspected. Rosa cleaned it all. Needs to be painted — trying to get 3 bids. She reached out to Blueprint again, to see if they can get a bid quickly. Asking Ray if he knows someone. Maybe Paramount should look at caulking at plumbing? P3 is general contractor set to come and look at it, they're doing a bid. Jackson should come to check out HVAC.

RESIDENTS

- **John Wilson** – Recommends we add painters on the vendor list. Ask homeowners for recs. Amanda says be careful about holding onto certificates — they're only good a year.
- **Amanda Babcock**— Brings up problem of dogs making messes in common areas. Charge people fines if their dogs poop on the floor or elevator?

HOMEOWNER FORUM

- **Vas** – According to Vas, the new cleaning service is using the same old vacuum cleaner the older service was. She says we need to buy a new one.
[Subsequently we learned that was not the case, service is using new vacuums.]
- **Vickie Chung** – Served Board with letter/document on violation of condo declarations & bylaws. Lawyer Winter will be reviewing it.
- **John** – On Jan. 19th. there was shooting just across the street. The APD caught someone. The argument had started inside. Arrests were soon made. How do we as a Board share info about crime with residents? How do we proactive about this? Are we whistleblowers? Suggestion after discussion: Distribute news report after it happens, like an FYI. Maybe not send out same day, but after a couple days when information was in, send out news with link to news report as acknowledgement it happened and so that residents have some resolution.

EXECUTIVE SESSION

- **Adam S.** – Cigarette smoke issue
- **Vickie C.** - Homeowner letter
- **Liens** – We are going to move forward on the liens we are pursuing.

ADJOURNMENT

The HOA Board meeting adjourned at 8:30 pm.

Respectfully submitted,

Bill Balzer, President