

**HEALEY HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
May 15, 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, May 15, 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  
Wendy Darling, Secretary  
Normer Adams, Member-at-Large  
Adam Shumaker, Member-at-Large  
3 Residents

Note: CSA Property Manager Stefany Mendoza was unable to attend due to illness.

**MAIN MINUTES**

**FINANCIALS**

- Bill -- 3 of our CDs are coming due in the coming months. Should we renew them or cash out to put in cash reserve? Discussion. What is the penalty for if we leave money in CDs and then withdraw it if we really needed it for a project (in lieu of reserve)? **Ask Stefany.** Expenses we might need it for — fee for project mgr. for elevator, emergency generator.
- Catherine -- Still wondering about increases she notes in HVAC bill — repairs, maintenance, etc. **Ask Stefany to check.**
- Catherine -- Wonders about slight increase to janitor bill. Bill thinks it's due to switch to new company. **Ask Stefany to verify.**
- Catherine -- Asks about 8000 account, under utilities. Discussion. What exactly is that? **Ask Stefany what it means.**

- Adam – On the rundown of HOA owner accounts, what does negative balance mean on HOA fees? There seem to be a lot of them, all kind of amounts. **Ask Stefany.**

## OLD ON-GOING BUSINESS

- **Window memo** — All ready to go. Wendy will send out to homeowners via Mailchimp. She will also post to web site. She'll add a summary at the top to make it more obvious / user-friendly.
- **Emergency Generator** — Generator has been ordered. The installer had a walk-through with Stefany recently. Delivery date — When generator has actually been delivered, he'll get an update on the process of installation, which will take a while, due to permits, street-closing, etc. He will provide updates.
- **Controller Project** — Should be done by end of the month. Once it's done, our final invoice will be sent to Georgia Power, in order to receive our rebate for the energy savings. We should receive a check after that, how fast depends on how fast they write checks.
- **Status of Elevators** — Elevator #3 is good right now, with repair that will everyone hopes hold until new elevators.
- **Fire Alarm Conversation** — Project is still in process. Trane is working on a proposal. Integrated needs to be brought into the proposal. Another firm is also doing a proposal — for work on Poplar St. side.
- **FHA Renewal** — This is in the works, still in the attorney's hands, but should go through.
- **Votes on Capital Contribution** – Need to send out emails, then letters, to get votes OK'ing capital contribution plan. **This is in Stefany's hands.**
- **Security Camera for Gym** – We want an estimate, information, but have very serious problem getting in touch with Convergent. Virtually impossible. Bill talked with Atty Winter about our vendor issues, two that are uncommunicative — Convergent and Integrated. They can't be reached. Some type of legal action, like a letter, might be a way of getting their attention. Convergent is only firm in the game that does our particularly key fob system, so we don't have a choice. We could change to another, to get a new vendor to work with, but redoing the building with a new system would be big sink of money, \$20,000.
- **Collections Report** — We don't have one this month, but recently Stefany and Bill have gone through the list and personally figured out / chased down what is going on with each person.

- **Elevator Project Manager: Comparison of Three Vendors Side-by-Bide** — Board decides to eliminate Gleeds as option, as they are much more expensive. Discussion other two. Catherine has questions about whether companies will handle their own contract drafting. Question about meeting of their damages — both VDA and Learch Bates have \$1 million policy but Learch Bates says capped to \$50,000. What does that mean? Adam says it seems like a toss-up — seem similar on paper. But do we need to decide now, before next meeting? Decision to table final decision, make it soon, vote via email or other type of follow-up. Wendy sits out voting b/c she wasn't in interviews.
- **Sale of 8H** — Unit has had several views. **Stefany will check in on realtor.**
- **Guest Suite** — Now up and running. Wendy suggest sending out a reminder email to residents with details of how to book it, costs, etc., since it was unavailable for so long.
- **Lobby Rug** — As agreed in last meeting, will be repaired, rather than replaced. **Follow up with Stefany about it.**
- **Ansley Whipple** — New manager of Woodruff Park, role Cooper Holland (former resident and neighborhood stalwart) held earlier. Bill met with her today and shared contacts. She will possibly make short presentation to Board at June meeting.

## NEW BUSINESS

- **Storage Unit** — Bill notes that discussion of storage unit is in minutes from April meeting. He clarifies that there is in fact some storage available, through arrangement with commercial owner. **Stefany can get information on it by contacting Mary Lou.**
- **Web Site** — On the recommended vendors link, add: Montcrief (HVAC), Reliable (HVAC). For painters, look up one we just hired; Wendy should ask Stefany. Bill will check insurance certificates her has for any painters who've been in building before.
- **Sidewalk Elevator** – Problem with the elevator. There's a metal bar on the shaft that's catching on the elevator. We need to have that fixed — as it's our problem, not the elevator, it's on us.
- **Bike Room** — Debris and construction supplies left in bike room following elevator work. Needs to be cleaned up. Also, there are buttons there that need to covered up so people don't hit them with their bikes.
- **Holiday Party** – Normer has booked Santa Claus in advance.

## **RESIDENTS**

- **Resident of 10D** - Questions about storage, just discussed. How can she get in on that? Bill says through Stefany, who will have to get to Mary Lou, but overall it's not a complex thing. You get a key, you go into the room, you get an assigned "cage," put your own lock on it.
- **John (9D)** – Sometimes the smell of Ali Baba gets all the way up to his unit, on the 9<sup>th</sup> floor. Not exactly a complaint. Brief discussion of previous issues related to the restaurant and its smells, storage of supplies by Broad St. entrance.

## **ADJOURNMENT**

The HOA Board (including Executive Session, notes contained in separate document) meeting adjourned at 8:30 pm.

Respectfully submitted,

Bill Balzer, President