

**HEALEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
June 19, 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, June 19, 2017 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
Cathrine Jordan, Treasurer
Wendy Darling, Secretary
Adam Shumaker, Member-at-Large
Stefany Mendoza, Property Manager, CSA
Ansley Whipple, CAP/ADID
5 Residents

SPECIAL PRESENTATION

Ansley Whipple (Central Atlanta Progress / Atlanta Downtown Improvement District) introduced herself as the new “manager” of Woodruff Park, located just a block from the Healey. She is taking up Cooper Holland's old role, which has been empty 3-4 years. Developing programming for the park and short- and long-term strategy for marketing and more. There's a grant from Southwest Airlines. Green box recently installed is an activity cart — sports equipment, games. Will only be available when staffed. Free wi-fi is coming. See business card for her contact info. (Note: Wendy will send an e-blast out to residents to let them know what's coming up at the park.)

MAIN MINUTES

FINANCIALS

- **Financial Review:** Stefany has been conducting a financial review, tracking down bills that might not have been paid, checks that might not have been cashed, etc. She wants to get a better idea about the details, especially as she is new. She is looking at charge codes and comparing to invoices, checking on uncashed checks, checking homeowners balances and eliminating strange

amounts like interest amounts etc.

- Financials: Discussion of certain items on financials, scrutinizing them — Cathrine has questions and Stefany explains the problem, how it's being addressed.
- **Delinquencies:** Questions about homeowner delinquency report.
- **Our balances:**
 - HOA's CD cash-out is happening, as voted on by Board via email previously. Stefany and Bill will be taking care of the CD, going to Synovus. Stefany will be added as a signatory.
 - Note that some overdue payments have come in homeowners and that will be reflected in our financials soon.

OLD ON-GOING BUSINESS

- **Common-area Hallways – and Loan Discussion**

Bill brings up issue of whether or not to add amount for doing this it to the loan we are asking for. And do we ask for the windows as well? Discussion among Board members. Cathrine, Adam and Wendy agree on just asking for elevators. Bill is OK with that. Once we have hard dollar figures, special homeowners meeting with be on loan that is for elevators only. (Suggestion from Bill: We should also have updated number in our back pocket for windows and hallways, if any residents want that.)
- **Emergency Generator**

Installation is postponed for now. There was a delivery date delay by manufacturer. So it won't start this week. Also, it turns out that building power won't be affected. Stefany will be sending out an email to residents so they are looped in.
- **ERUs**

This project is still ongoing, not completed.
- **Emails to Residents**

Several emails need to go out this month, to be handled by **Stefany & Wendy:**

 - Stefany - Generator
 - Wendy - Guest suit — Stefany will profile some supplementary info on this
 - Stefany – No loaning out access fobs
 - Stefany – Ballots related to capital contribution
- **Integrated Fire Plan**
 - We have been waiting for updates from Crilley... has questions he's supposed to get answered. He owes up things and his follow-up hasn't been there. Integrated owes us answers:

- Converting from pneumatic opening/closing of louvers on Poplar St. side to electronic side. Has he been in touch with those vendors?
 - On 3/26. Why didn't louvers and fans work as we think they should have?
 - Needs to do a test to work on issue above, perhaps simulate conditions.
 - Needs to complete the project of putting batteries in fire panels in various floors that don't have them.
 - We also had a problem with a fire alarm going off in for wrong unit. Is this an issue throughout the building?
- **FHA Renewal**
All the paperwork is in the hands of our lawyer, need it signed. Stefany will take care of it and it will happen.
 - **Capital Contributions**
We are ready to get people's votes on this. Stefany will send out an email and snail mail at same time, near the end of June. Then we'll follow up on people who have not voted.
 - **Fob Entry for Gym**
Stefany finally heard back from Convergent and now a quote for \$2400 to put a key fob in. Board members vote yes. We can now move forward.
 - **Dry Cleaning of Linens in Guest Suit**
Discussion of various issues related to using Pressed for Success as dry cleaner for cleaning linens after guest suite has been used. On short stays, expense is more than we are making on the rental. Stefany also explains that she has to use her credit card to pay them because they don't do invoices.
 - **Pet Issues**
There was an issue with a resident whose pet was regularly soiling the building's floors. The resident has been fined.

NEW BUSINESS

- **Knox box**
Adam suggests we get a "Knox Box" so fire dept/police can access a fob or key in an emergency when a security officer isn't at the desk. Could be tied in to our fire system to prevent tampering. The box would be by our front entrance and departments would have have a key. Stefany says local installed has been by and a full quote is coming.
- **Healey Sign**
We would like to replace the "Healey Condos" sign that used to be on the Forsyth St. sign near Vintage. **Stefany** will check with sign companies and see about

price on something comparable, though probably not wood. Black with gold or white lettering, using our new logo.

- **8H Issues**

Per buyer of unit, resolving unit issues, including HVAC and electrical. A plumber is looking at the hot water heater, but there is no update yet.

- **Cable Repair in Gym**

DirectTV is working on recent disruption.

- **Washer/Dryer**

Discussion of logistics of getting our own washer-dryer to do linens for guest suite ourselves. Would need those machines. Then we'd need hook-ups. Where does it go, where it's safe. What are logistics? Costs could run high, need to justify it. We'll get some bids. Will revisit idea of washer/dryer in 6 mo.

RESIDENTS

- John – He's in process of changing insurance. How to get a certificate on the sprinkler system? Suggestion it might be covered under inspection report. What about fire system — is it a local or central system, looking for an answer?
- Stacey — Concerned about gnat infestation in the building. We are too. Stefany will be contacting garbage contractor and possibly exterminator to address that.
- No comments from the other two residents there.

ADJOURNMENT

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

Respectfully submitted,

Bill Balzer, President