

**HEALEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
October 4, 2017
7:00 p.m.**

**MINUTES
PUBLIC SESSION**

CALL TO ORDER:

The Board of Directors, Healey Condominium Association met in regular Board session on Wednesday, October 4, 2017 at 7:00 p.m. This meeting was a combination of the September and October meeting, due to scheduling conflicts among members of the Board. 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
Normer Adams, Member-at-Large
Adam Shumaker, Member-at-Large
Stefany Mendoza, Property Manager, CSA
Barrington Smith, Resident & Part-time Maintenance Person
Adam, resident

MAIN MINUTES

BARRINGTON SMITH

- **Barrington presented the Board** with a number of concerns and suggestions coming out of observations while performing maintenance work on the building.
 - Problems with Forsyth St ADA door. It slams too hard. It's expensive to fix. Recommends we open up the other door or alternate between the two side doors. Adam (resident) says alternating the doors is a problem for people like him with visual problems. Bill says Overhead was a better vendor for that door — we should go back to them.
 - Alibaba doesn't have proper ventilation. They keep their door open and all their smoke and smells enter the building and go upstairs. They're cooking without a hood. This has been a problem since at least 2011. Normer, who has press on this issue, expects Board to speak on behalf of residents.

- Would like to coordinate re fire inspection. Confirm date, will come on 10/9. Critical Systems is coming. Walk-through with Stefany all the items we've talked through. To be prepared to AFD.
- Roof Concerns — He says things are not getting done. What's up with the roof? There are green streaks. Stefany says it has been replaced. Green discharge is caused by green pills inside cooling tower that's leaking — Barrington says. Maintenance says this is not the case. Barrington says we need to get them to either fix leak or we need to keep getting it cleaned.
- Need for a maintenance person. Barrington says we need a maintenance person to do more. For example, to do simple things like when contractors forget to turn off a water pipe again – that way we don't have to call them back and charge their fee plus labor.
- Recommends a water treatment service. Barrington recommends Neptune for water treatment. They would for example take care of water pills that are supposed to go in water but aren't going in right. Recommends them over Culligan.

FINANCIALS

Cathrine expressed a number of concerns, which were discussed, mostly between herself, Stefany and Bill. Also general discussion of budget.

- Level of legal fees. Cathrine concerns that we are way over right now — at present \$24,000 over (end of Aug.) what our annual estimate is. Stefany says we've been using them a lot — collections, elevator project. (We didn't know we would be doing.)
- Cathrine suggests we have separate capital budget (assets, big things) and operating budget (day to day), because of how things like this keep happening. She and Stefany go over this. Stefany says Peter (accounting controller) is working on some changes to the budgeting. Separate budget would look somewhat the same, but only capital. Would make it clearer to residents. Capital reserve study had some kind of budget — may be a good start... or we send that out with our own budget, as separate doc, pared down to the most digestible part.
- Stefany: We've had a lot of expenses — and we've had to pay, not optional.
- Stefany and Bill: Get detailed list of major bills from Stephen. Breakdown of work. This will be helpful if residents ask, especially at Annual Meeting. Perhaps in PowerPoint.
- Taking money from sale of 8H to pay for generator. After we do, Stefany expects comp in 2 weeks max.
- Georgia Power rebate is coming in soon.

OLD ON-GOING BUSINESS

- Peter at CMA – Vendors, Budget, Loan
 - Peter is taking care of payments of vendors — people getting paid on time.
 - He and Bill are talking about banks, structure of loans re elevators, etc.
 - Peter advises against line of credit, instead do construction loan.
 - Suggested line for debt service on the budget versus special assessments — banks don't like it. Debt service is part of the HOA fee. Will be looking into debt service loan payment.
 - Will be sending names of banks.
 - Talked with Mary Lou about elevators — she reminded us we SHARE cost. Whether it's 50/50 or 67/33, it's better than we thought.
- Generator testing still needs to happen.
- Integrated STILL has not responded to our requests re fire alarm system. Stephen W. has to send a letter.
- Vote on capital contributions. Up to 33 votes. Next step: Stefany will reach out. People who have questions still, they might want to talk to us. We want a list that's Yes, No, Unknown.
- Gym - TV is being secured — cables locked down. Convergent is generating some quotes on various video monitoring options.
- KnoxBox — 6 wk. delay on shipping. \$350. Surface mounting. Vendor will install it in Nov. Stefany will give keys. Fire marshal will be set up.
- Sprinkler design plan — Stefany hasn't been able to give (resident) John anything, because we don't have anything. Sally Butler has a statement saying we have it. That's between John and her.

NEW BUSINESS

- 4th Floor Water Damage Repairs -- Epic billing \$2900 for drywall, ceiling tiles, etc. Approved it. Also: Paramount screwed up on the job.
- Resolving leaks issues — between units. We need to give clarification: Alex will send email with bullet points on our HOA docs (legal) and then layman's terms. We might need to get an inspection on outside of the building. Get RFP on checking on windows.
- Bike storage — still a mess. We need more space. Stefany is asking Mary Lou for some options. Taking out wall to use half of space that's currently storage room — expand. Get quotes.

ADJOURNMENT

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

Respectfully submitted,

Bill Balzer, President