

**HEALEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday March 26th, 2018**

MINUTES - General SESSION

Call to order:

The Board of Directors, Healey Condominium Association met for a regular board session on Monday, March 26th, 2018 at 7:00 p.m.

Present:

Bill Balzer – President
Cathrine Jordan – Treasurer
John C. Wilson – Secretary
Christopher Johnson – Newsletter Editor
Stefany Mendoza, CMA Outgoing Property Manager
Bodie Brown - CMA Agent/Division Manager
Chinasa Onyebueke, CMA Incoming Property Manager

Absent:

Adam Shumaker – Communications/Website

Ongoing business

Plumbing - Leaking Pipes

Residential Pipe

Paramount to be brought in to identify the model number and give a second estimate for repair to the leaking pipe in the pipe house. The existing pipe has been repaired multiple times and can't be threaded again. First pipe estimated repair was \$3000

Commercial Pipe

Leaking pipe in the sub basement is waiting on a quote for repair. Commercial side has called the quote in.

Neptune Technology Group

Neptune is offering water evaporation reclamation technology to measure the water cooling tower evaporation. A government refund is available for the use of this measuring equipment. Neptune states in the first year the refund would be greater than the cost of the monitoring equipment. Board decided to ask Neptune for the option to defer payment on the equipment until the refund is received to avoid any cost to the association.

CMA to follow up as well as obtain referrals for Neptune from other associations to allow an evaluation.

Storage

Our current bike storage area is quickly getting out of control. Many new residents use bikes as a main form of transportation. We need a larger area to compensate.

New building ownership was interested in expanding their existing storage (located on the market level) to other buildings in the area. The thought was to ask the new owners for bike storage in their area for Healey residents in exchange for allowing other buildings to rent space. Natalie Pickett is the contact.

Electrical

There are three items loosely tied together. The ATF Switch, Emergency Generator Maintenance and Emergency Generator Fueling.

ATS Switch

A test to see if the ATS switch would transfer power over to the emergency generator failed. This can be done manually in the rare occurrence the building loses power; however, it would be safer if the ATS worked. . Capital city vendor did a recent test and will also send a bid in. A bid from NCS was submitted. Currently waiting for Capital City response to their testing of the ATS switch.

Emergency Generator Maintenance

A bid from Yancy was received; however, the cost is twice our budgeted amount per year. Bill to contact Yancy and ask for a lower bid or a possible payment plan

Emergency Generator Fueling

At this time there is no solution or bid to somehow get hundreds of gallons of fuel to the generator that is located on the mezzanine level. Yancy is research a procedure and will send in their bid.

Lighting

Common area lights are blowing out a high rate. Need to have an electrical contractor figure out the reason. Natalie to procure a bid

Carpet repair - Main Entrance

The carpet located at the foot of the front entrance revolving door has been repaired.

Brass Cleaning

Natalie is procurement a bid that could be an ongoing contract to ensure our the brass in our building is continually looking its best.

Elevator Replacement and Loan

Bid package is being prepared by Lerch Bates for both the commercial and residential side to review and once approved request bids from elevator installers. The Project Manager will advise next steps. Loan application has been completed. Final signing to be completed. The residential loan payment, stated as a separate line item on assessments, will now begin in May to allow a reasonable amount of time for residents to prepare.

Knock Box

Knock box has been delivered. Waiting for Atlanta PD to confirm install location.

2018 Christmas Party

Social Committee to do an email blast to Residents to ask for volunteers fro the event on Dec 5th.

Handicap Door

The stenciling on the handicap front door has started to peel. Need to look into having the existing verbiage removed and what should replace it. Addition of instructions to use revolving doors during specified daytime hours to avoid using a separate sign.

Sign In/Package Pickup

Stephanie/Chinasa to give John C. Wilson a security company contact to initiate communications.

Dropbox.com

Adam and John to review access to the existing dropbox.

New Business

Increase in Front Desk Package Storage

Brief discussion on additional storage space options at the front desk for packages awaiting pickup. No real good answer. Further investigation is needed to explore options.

Resident Discussion

Residents in attendance:

Vas Karnitas

Normer Adams

Norm voiced his concerns with window leakage coming from heavy rains. He feels exterior window damage is allowing water seepage into the units. Condo docs state it's the associations responsibility to keep the exterior in good standing. Norm to forward pictures of his unit.

*Note - Current roof anchoring needs to be updated to conform to OSHA standards. Final proposals for new anchoring are coming. This needs to happen before any external evaluation of the windows can be completed.

Vasu voiced concerns over the legalities of the party that occurred in the rotunda and the confusion over who was hosting the party. The board confirmed the HOA was not involved and Sean Hutton was the person hosting. Vasu also believes the HOA dues need to be raised to prop up reserves.

Vasu also asked for a gathering to be held for past and current board members to show appreciation for their efforts.

Adjournment

Adjournment at 8:52 PM