

**HEALEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday May 21st, 2018**

MINUTES - General SESSION

Call to order:

The Board of Directors, Healey Condominium Association met for a regular board session on Monday, May 21st, 2018 at 7:00 p.m.

Present:

Bill Balzer – President
Cathrine Jordan – Treasurer
John C. Wilson – Secretary
Christopher Johnson – Member at large
Adam Shumaker – Communications/Website
Chinasa Onyebueke, CMA Property Manager

Ongoing business

Financials

No specific questions related to April financials. The board negotiated compensation for two recent movie shoots. The shoot that caused a lot of disruption in and around our building earlier in the month agreed to compensate The Healey association 10K. Chinasa to follow up with Tyler Perry's studio to see if the check has been sent. The recent shoot that caused delays getting into and out of 55 Maritta for parking offered 5K for compensation to our association.

Movie Shoot Contracts

Discussion on contracts that the board signs for compensation. Concern over the verbiage to be the proper Healey address as well as neighboring properties where residents park. Lawyer to draft up a version to be used when movie studios disrupt those areas mentioned.

Plumbing - Leaking Pipe

No update

Neptune Technology Group

Signed contract sent to Neptune for service to begin 5/14. They can start service with culligan equipment in place. 30 Day termination letter mailed to culligan.

Bike Storage

Current bike tagging identifying ownership still ongoing. Reminder emails to be sent out.

Automatic Transfer Switch and Controller

Still waiting on Capital City to send bid in to compare with NCS

Emergency Generator Maintenance & Fuel

Waiting for an updated bid to include a method of replacing fuel for the generator.

Lighting

Lobby light above the security desk has been repaired. Floor hallway lights followed up with NCS - Collins Young for hallway lights/light fixture bid.

Brass Cleaning

Brass cleaning estimate received from the commercial side is very high. Chinasa to ask commercial side for a cost of one time fix as well as lower cost options such as surface cleaning.

Elevator Loan and Project Update

Project Manager Tim Murphy is late on the bid package. Has until the 29th to respond or his contract will be terminated.

Knox Box

Stephanie still has the Knox box. Chinasa to contact her to obtain the box and it's login information.

Handicap Door

Replacement entrance door re-stencilling. Sign company has been contacted for bids. Bill supplied the new verbiage to be added. Only to be placed on the Forsyth entrance.

Sign In/Package Pickup Changes

No movement.

Elevator Maintenance Contract

No movement

Front Desk Printer

A new printer/scanner/fax machine has been installed at the security desk.

New Business

Elevator Glitches

The elevators randomly go straight to the 16th floor. Vertical and Convergiant came out to test, but no issue was discovered. Adam explained that whenever a person stops at the second floor to get off it seems to ignore all other stops and goes direct to 16. Convergiant and Vertical to come out and test other scenarios from other floors and not just the lobby up, to try and duplicate the problem. It was noted that this is not a billable visit.

Front Desk

Work order placed for an estimate to have CMA maintenance replace the security swing door to reduce cold air from hitting the security person. This would prevent the security team from blocking off the front right entrance door with an orange cone during cold days/nights.

Fire Inspection

Fire marshall requested extinguisher inspections report and discrepancies that need to be serviced. Integrated services confirmed they would send a report and check the fire extinguishers on 5/14. Invoice has been received showing cost of fire extinguisher replacements. Split invoice was sent and a fire marshal report is forthcoming. Deadline of May 24th. .

Gym Temperature

The Gym A/C unit was repaired by Jackson. Have asked what the root cause was to prevent this from recurring.

Resident Discussion

Residents in attendance:

Vas Karnitas

- Noted the 5th floor common area was running hot. Jackson to come out and investigate.
- Explained she will continue to send any of her concerns to CMA and then the board can respond as needed.
- Requested a social for building residents and commercial owners to get to know one another.
- Requested a social for all past and present board members as a thank you for their service. A brief discussion was held on this and the existing board decided against it. There are more urgent issues that association funding needs to be spent on.

Adjournment

Adjournment at 8:32 PM