

**HEALEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday July 24th, 2018**

MINUTES - General SESSION

Call to order:

The Board of Directors, Healey Condominium Association met for a regular board session on Tuesday, July 24th, 2018 at 7:00 p.m.

Present:

Cathrine Jordan – Treasurer
John C. Wilson – Secretary
Christopher Johnson – Member at large
Chinasa Onyebueke, CMA Property Manager
Thomas Brown, Trane Company

Absent:

Bill Balzer – President
Adam Shumaker – Communications/Website

Trane Presents HVAC YTD Enhancements Savings

Thomas Brown from Trane met with the board to present the year to date savings resulting from the HVAC enhancements. To date over \$20,000 or 12% in savings have occurred. This does not include the savings from reduced number of service calls needed to switch the system from the cooling tower to the boiler and vice versa. The automated system is working very well.

The commercial side has benefited from our enhancements and is in the process of making similar changes to their equipment. Once complete we should see even larger savings in the future.

Ongoing business

Financials

- Fine letters sent for recent trash and improperly stored items.

- W9 & signed agreement sent to location manager for Super Intelligence movie shoot. \$2,000 received for compensation.

Movie Shoots

A spirited discussion about recent movie shoots that have been held in and around the Healey building have led to the following actions moving forward:

- Work with the Healey commercial manager (Natalie) during initial negotiations for usage.
- Hold location managers accountable for agreed upon usages and restrictions.
- If possible document when those terms are breached.
- Find out what parking permits have been awarded for each shoot to better determine the actual length of each shoot and it's possible disruption for residents.

Bike Storage

All bikes in the bike room have been accounted for. Any bike that was not tagged has been removed. Although space is still tight in the bike room there is enough space at this time. The room will be closely monitored going forward to ensure the space is not exceeding capacity.

Automatic Transfer Switch and Controller

The two bids were received. The NSC bid was significantly lower. We have asked for clarification on the NCS bid to ensure it includes all labor and materials.

Emergency Generator Maintenance & Fuel

Board voted to approve the bid to maintain and test the emergency generator. Two year contract at a cost of approx \$4800. First year cost is the bulk of the cost, each year after that is \$600. Still no resolution on how to get replacement fuel to the generator located on the mezzanine level.

Pneumatic Pump

CMA followed up on with Paulson Cheek for RFP.

Brass Cleaning

No movement

Elevator Loan Project Update

All bids received are higher than expected. Have asked vendors to rebid. Plan is to have a meeting with the Project Manager, Tim Murphy, to determine next best steps.

Knox Box

Knox Box Installed 7/17

Handicap Door

Entrance Door Lettering installed on 7/16. Requested a quote from Overhead Door for the handicap door to be changed to one that opens normally and automatically - followed up 6/15 with Overhead on status. Followed up 7/20 and was told order was cancelled for some reason. A bid has been requested again.

Sign In/Package Pickup Changes

No movement.

Elevator Maintenance Contract for Existing Elevators

No movement

Gym Temperature

A new gym thermostat installed 6/26

Fire Inspection

Sprinkler repairs completed 7/3. A few owners have been unresponsive or turned down unit access. A follow up letter will be sent asking for access. The repairs are necessary to ensure the safety of all Healey residents.

Elevator Glitches

The source of the glitch that was sending elevators randomly up to the 16th floor was found and corrected.

Front Desk New Access Door

No Movement

Common Area Thermostats

CMA completed a walk through and noticed covers were not on common area thermostats- followed up with Jackson and awaiting status.

Common Area Carpeting

CMA did a walkthrough on all floors to determine which floors need repairs or deep cleaning to their common area carpeting. The 8th and 14th floor were singled out. Bonitz Flooring quote to clean 8th & 14th floor came in at \$850. Since the 14th floor area has been bleached we have requested Bonitz to do a 3 foot square area to see if a deep clean would even work.

11A Demo

Revised plans came in from the owner showing all changes will be cosmetic. Board has approved the demo..

New Business

14th Floor Flood

All units that could have been affected by the flood originating on the 14th floor have been inspected. Report from Grange and Parker Young to be received any day now listing damage and needed repairs to units and common areas.

Doorbell with Camera

An inquiry was received by a resident wondering if a doorbell with a camera could be installed on their units door. Privacy issues were discussed as the camera would be in a common area. CMA to check with other condo buildings for a precedent as this kind of tech did not exist when the Healey's ordinances were written.

Resident Discussion

Residents in attendance:

Vas Karnitas

- Has not been receiving Healey email notices in a timely manner or at all. All board notices are sent by CMA through MailChimp. Chinasa to verify Vas's email is on the distribution list.
- Inquired if anyone else has joined the social committee. No one else has come forward at this time.
- Requested the social committee information and how to volunteer be placed in it's own section on the Healey resident website to allow others to see the info in case they don't receive the monthly newsletter.
- Inquired if the Healey was going to hold a fire drill and is up to date with emergency preparedness in case of a emergency or disaster. The board does not conduct fire drills. If the fire alarm system is being tested a notice will be sent to residents with the information.
- Concerned that the nats in the trash room are getting worse. This is partly due to the unusually wet and hot summer along with the recycle bins being used for trash. Regular extermination and swapping contaminated bins have helped. Additional extermination visits will be scheduled.

Adjournment

Adjournment at 9:03 PM

