

**HEALEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday June 25th, 2018**

MINUTES - General SESSION

Call to order:

The Board of Directors, Healey Condominium Association met for a regular board session on Monday, June 25th, 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

- Both payments from Paramount have been received for movie shoot compensation. 15k total.
- Fine letters sent for recent paint and garbage spills.
- Reimbursement agreed to Normer Adams for bike room pump replacement

Movie Shoot Contracts

No update

Bike Storage

Grace period has ended for bike tagging. Remaining untagged bikes will be photographed and a last chance reminder sent to residents. Any unclaimed bikes will be unchained and donated. At that point we can assess if the bike room is big enough or needs to be moved to a new location.

Automatic Transfer Switch and Controller

Two bids have been received. One at 17k and the other at 23k. ATF switch is needed to transfer control to the emergency generator to power key systems at the the Healey in the event of a power outage. The switch is currently manual.

Emergency Generator Maintenance & Fuel

Bid received to maintain and test the emergency generator. First year cost is \$4200, each year after that is \$600. Two year contract. Still no resolution on how to get replacement fuel to the generator located on the mezzanine level.

Pneumatic Pump

Trane bid received at 44k. Paulson Cheek and NCS to bid as well.

Lighting

Floor hallway lights bid received by NCS. Cost is \$16,000 to replace all common area lights with cost effective LEDs. Bid failed to show breakdown of costs or ROI. Chinasa to follow up to obtain those details.

Brass Cleaning

Brass cleaning estimate received from the commercial side is very high. Our request to have just the brass surface cleaned was denied. The brass cleaning company is adamant that it needs to be stripped and reapplied. Chinasa to look for another opinion and bid.

Elevator Loan Project Update

Five companies have sent bids to be the vendor who replaces our elevators. Any other vendor has until July 3rd to bid. Our Project Manager, Tim Murphy will take the bids and respond back to the board with a summary and recommendations. The board will then meet with Tim to decide on a vendor.

Knox Box

Received pre-authorized request. 30 days to give approval or denial.

Handicap Door

CMA to apply new door lettering for Forsyth entry doors. The Overhead Door Company has been contacted for an RFP to replace the handicap door with one that operates as a normal and an automatic door. Hopefully to eliminate misuse causing damage.

Sign In/Package Pickup Changes

No movement.

Elevator Maintenance Contract for Existing Elevators

No movement

Gym Temperature

Gym A/C continues to have issues. Jackson to be called in to determine a permanent fix.

Fire Inspection

We are up to code as a work order has been submitted. Common area sprinkler heads that need to be replaced will be replaced this week. Residential sprinkler heads that need to be replaced will be done in the coming weeks. A letter will be sent to the residents that need to have those replaced. This is an HOA expense. Bill for any fire extinguishers that needed replacement expected soon.

Elevator Glitches

Glitches that send the elevators to 16 are still occurring. No reason for the has been found.

Front Desk New Access Door

No Movement

New Business

Common Area Thermostats

The common area thermostats are being tampered with and the recommended default temperature changed. Upcoming quarterly maintenance will replace covers for all common area thermostats and key them with one key. Security will hold the key.

11A Demo

The required stamped engineering documents have not been received by the board yet.

Common Area Carpeting

Some floors carpeted areas are beyond repair and need replacement. A plan was in place a few years back to refresh the common areas. That plan was voted down. Thought now is to see what it would cost to just replace the carpeting which is almost 20 years old.

Resident Discussion

No residents in attendance:

Adjournment

Adjournment at 8:20 PM

