

**HEALEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday September 24th, 2018**

MINUTES - General SESSION

Call to order:

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

Bill Balzer – President

Adam Shumaker – Communications/Website

Ongoing business

Elevator Loan Project Update

The lowest bid from Vertical includes a work by others (WBO) line item that brings the total bid to a higher amount than the original budget. The WBO includes various items to be completed that Vertical do not do themselves.

A separate bid from Barrett for the WBO was received that would bring the total project close to the original budget. A meeting will be held with the members of the board, Vertical and Barrett to verify the Barrett bid contains the same WBO items that vertical has included. At that point the board will make a decision on who to award the elevator contract to and who will perform the WBO portion.

Lobby Light Fixtures

Commercial side has changed the lobby light fixtures they are responsible for and have asked the residential side to do the same. Quote was too high and the board rejected the request. A follow up request is to be made to see if we can recover the light fixtures discarded by the commercial side to use as spares if case one of ours malfunctions.

16th floor roof leak

MGI Roofing went out on 8/14/18 to make repairs.

Emergency Generator

A tour will be given to the board on Oct 29th to understand how the remote start and overall process works. Conversation with David fuel to determine how to best get replacement fuel to the mezzanine level where the generator is located.

Common Area Thermostats

Covers have been installed on all common area thermostats to prevent tampering.

Common Area Carpeting

Bonitz to do a 3 foot square area on the 14th in the next few days. The board will then decide if the results warrant doing a complete clean on floors 14 and 8.

A bid was received to replace all carpet on all floors for a total of \$319,000. That bid was tabled.

14th Floor Flood

There are some floors where the wallpaper has been pulled up in the common areas. This is to allow the drywall proper airing out to prevent mold. Once the insurance process is finalized the wallpaper will be replaced back to its original appearance.

Roof Anchor Points

We have received conflicting reports on what is needed regarding new roof anchor points. Bill to try and talk directly OSHA to get a definitive answer on what we do or do not need to do.

New Router for Key Fob Access

A new router was installed by John C. Wilson to allow remote access by CMA to the key fob system. The previous router had failed.

Resident Discussion

Residents in attendance:

Vas Karnitas

Jonathan Arogetti

Shalamon Lynch

Charles Rooks

- Vas requested "No Loitering" signage/lettering be added to the grey stairwell exit doors to deter street people from being in those alcoves.

Adjournment

Adjournment at 8:46 PM

