

**HEALEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday November 19th, 2018**

MINUTES - General SESSION

Call to order:

The Board of Directors, Healey Condominium Association met for a regular board session on Monday, November 19th, 2018 at 7:00 p.m.

Present:

John C. Wilson – Secretary
Christopher Johnson – Member at large
Chinasa Onyebueke, CMA Property Manager
Bill Balzer – President
Adam Shumaker – Communications/Website
Ingrid Fitzgerald - Commercial Side Building Manager

Absent:

Cathrine Jordan – Treasurer

Movie Shoot Discussion

Ingrid Fitzgerald, the commercial side building manager joined our monthly board meeting so we could all discuss proper procedures when film production companies request to shoot within the Healey or around it's vicinity.

Going forward anytime a production studio makes an inquiry, Ingrid will inform CMA and the board of the request. This will allow the board a greater voice during initial negotiations for any usage that may infringe upon our residents. This would also include allowing sufficient parking space for residential deliveries, garbage pickup, etc...

Ongoing business

Emergency Generator Fuel

Veterans Oil will charge a \$175 minimum truck delivery fee plus the cost of fuel delivered by the gallon.

Common Area Carpeting

The board agreed to have Bonitz clean the 8th floor and spot clean the 16th if necessary. The estimate for carpet replacement from Bonitz was \$17,000 per floor.

Brass Cleaning

Stuart Dean is providing a bid. That bid is expected in a week to 10 days.

Healey Stairwell Exit Doors

Lettering has been added to the Healey stairwell exit doors on Forsyth and Walton. The slow closing door on Walton has been repaired.

Christmas Party

Commercial side is requesting a \$500 fee for the use of the rotunda for the Healey Christmas party. Ingrid to ask them to wave the fee in exchange for waving the commercial side Christmas tree installation share.

Maintenance

- Pneumatic Pump - Collins is coordinating two other contractors to ensure everything is covered. Four weeks for parts.
- Jackson Comfort quote for common area HVAC repairs was approved by the board. Not yet scheduled.

6th Floor Electrical Room

Collins investigated the hot temperature of the 6th floor electrical room. Suggested the exhaust fan needs to be vented to the hallway. Out of his scope. Suggested Jackson Comfort investigate.

Flood Prevention

To help residents be more familiar with how the water can be shut off to their units in case repairs are needed or there is a major leak, a document will be created and posted on the Healey web site. Missing signs that identify where the water main shut offs are on each floor, for each unit will be put in place. All water main shut offs are located above the ceiling tiles in the common area hallway. They were moved from inside each unit when individual metering was installed many years ago. This was to allow meter reading without having to enter the unit.

Resident Discussion

Residents in Attendance:

Vas Karnitas

Vas suggested we play nice with the film studios to encourage future shoots in and around the Healey.

Adjournment

Adjournment at 8:50 PM

