

**HEALEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday October 29th, 2018**

MINUTES - General SESSION

Call to order:

The Board of Directors, Healey Condominium Association met for a regular board session on Monday, October 29th, 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

A final contract has been written up. A conference call will be held in a few days for all parties to review. A final copy is expected within a week.

16th floor roof leak

MGI Roofing has repaired the 16th floor roof leak.

Emergency Generator

A misunderstanding as to the location of the emergency generator caused Davis Fuel to refuse replacement fuel delivery. Now that the location of the emergency generator has been identified on the mezzanine level and not the sixteenth floor, fuel delivery should not be a problem. Chinasa to follow up with Davis and W.W. Williams to get quotes.

Common Area Carpeting

Holding off on a cleaning decision for the carpet on the 4th and 8th floor due to a replacement sample and carpet quote being received later this week.

14th Floor Flood

The timeline over the next few weeks is to complete the common area repairs. If carpet is to be replaced it needs to have a proper match of pattern and color.

Roof Anchor Points

Bill B. has a pending discussion with the proper authorities to get a definitive answer on what we do or do not need to do regarding roof anchor points.

Brass Cleaning

A revised estimate is forthcoming as the front entrance brass is showing bad oxidization.

Healey Stairwell Exit Doors

Lettering to be added to the Healey stairwell exit doors on Forsyth and Walton to deter loitering and label them as Fire Exits, Do Not Block.

A work order has been placed to fix the slow closing door on Walton

Christmas Party

- Contract for Santa submitted
- Commercial side to contribute \$400

Maintenance

- Trane replaced the outside air temperature and humidity sensor on 10/25
- 4th floor ceiling tile and sheetrock repaired by CMCM on 10/12
- Pneumatic Pump - Collins Young to bid. Collins is coordinating two other contractors to ensure everything is covered. Update expected by the end of the week.
- Jackson Comfort quote for common area HVAC repairs was approved by the board.

New business

Film Shoots

Discussion on film shoots occurring in or around the building resulted in the following points to be communicated to the commercial building management:

No film shoots can be allowed in the building that:

- Block resident or freight elevator access
- Block Forsyth street handicap door access
- Shut down or block access to the lobby security desk

6th Floor Electrical Room

The 6th floor electrical room is exceedingly hot that it's causing the temperature to rise in the neighboring unit. Collins to investigate and suggest options.

Annual Budget

Budget review has been completed. A line is to be added for capital budget contributions.

Resident Discussion

No residents were in attendance.

Adjournment

Adjournment at 8:55 PM

