

INTRODUCTORY ITEMS

Nomination and election for BOD positions

Board agreed on this year's BOD positions: 1) John Wilson as president, 2) Christopher Johnson as treasurer, 3) Wendy Darling as secretary & communications manager, 4) Craig Russert and Ray Pierce as at-large members. In addition, Craig offered to provide "on call" assistance in case of situations where a member of the Board is needed on site, particularly during the daytime hours, as he works from home and is usually available.

MANAGEMENT REPORT

Chinasa presented the usual management reports and caught the Board up on a long list of activities and items on her action list.

Sprinkler Inspection

All condos are going to undergo a sprinkler inspection. The inspector must be accompanied by a security staff member. To keep the front desk functioning during this time, arrangements are being made for second officer to work during the hours of the inspection.

Pneumatic Pump Work

Chinasa is in discussion with NCS & Trane over a pneumatic pump.

Repair of Wallpaper

Following water damage incurred over the years, there are gaps in the wallpaper on various floors. Firestar, the company who has completed a large amount of remediation work at the Healey, has recommended closing these gaps with slats, which will make it less noticeable. Certain other areas of wallpaper need to be re-glued. Such repairs will be covered by insurance.

Roof Anchors

Discussion of the need for roof anchors. In 2017 the HOA was informed of a new OSHA requirement to install roof anchors for use on projects like window-washing, façade repair, etc. A construction company created a project estimate for the work, but there is trouble finding an answer to whether or not the proposal meets (or exceeds!) OSHA requirements. The current board decided it does not have enough background and would like to refresh information, which requires a conversation with OSHA. Ray volunteered to speak to the right people at OSHA and get reliable information on what the building needs to have as far as building anchors, if anything. This issue must be resolved before any window washing, window repair or other projects can begin.

Common Area Carpet Cleaning

The carpeting on the 8th floor has been ruined and must be cleaned and, if the cleaning does not work, it must be replaced. Chinasa says she will get quotes on the carpeting, carpet tiles, installation, etc. A figure of \$17,000/floor was mentioned. The Board is only talking about replacing one floor at this time. Others may be repaired on an as-needed basis, when the need is critical.

Pneumatic Damper Installation

Chinasa is trying to resolve a long-running issue with the pneumatic dampers at the top of the stairwells in the event of fire. They are normally closed but for a fire always had to be opened manually. This takes vital time during an emergency situation so a decision was made to go with a pneumatic system that would flip on automatically. The problem is that we have never gotten to the point of it being redone and properly working. Chinasa has two bids for contractors to resolve and complete the project. Trane seems to be the favored option. Board decides that any bid estimate must be contingent on inspection of existing louvers to determine if they are working (moving) now. If they're aren't operational, they must be replaced. Craig and John say they can accompany contract companies when they come to do the inspections.

Emergency Generator

The emergency generator needs oil. Chinasa is trying to arrange for a fuel delivery.

Brass Cleaning

We have an estimate on work to fix the brasswork on the entrance doors and windows on the Forsyth St. entrance. The metal on the revolving door is particularly bad. Board discussed what type of priority this project has, given the money estimate. Tentative decision was to plan to use money from film shoot (see special presentation info above) to pay for it, as that could possibly cover it. The work does need to be done (in 2 years, metal will start to separate completely) but budget must be managed.

Elevator Contract & Invoice

HOA's lawyer has reviewed and amended contract. We need to pay initial bill of \$200K or so. Once this is done, commercial side will be presented with bill and the portion they are expected to pay per legal agreement. Lawyer will obtain that money.

Capital Contribution

At the 2016 Annual Meeting, Board asked members to vote on the institution of a capital contribution on new buyers. The measure did not receive sufficient votes to pass. In 2017 the Board rallied more votes and while some were gathered, there still wasn't enough to go forward. Board discussed new campaign to bring last of the votes needed to pass. Capital contribution is a standard convention in most condos and only affects new residents, not existing.

Delinquencies

Basic review of owner HOA fee delinquencies and owners who have been served with liens on their property

FUTURE MEETINGS

The Board agreed that 2019 meetings will held at 7 pm the last Monday of the month.

ADJOURNMENT

The HOA Board meeting adjourned at 8:30 p.m