

HEALEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

February 18, 2019

7:00 p.m.

MINUTES

CALL TO ORDER:

The Board of Directors, Healey Condominium Association met in regular Board session on Tuesday, January 15, 2019 at 7:00 p.m.

PRESENT: HOA Board Members:
John Wilson
Chris Johnson
Wendy Darling
Ray Pierce

Property Manager, CMA:
Chinasa Onyebueke

ATTENDING RESIDENTS: Nate Wysong and Rashon Wyson (new owners)
Normer & Pamela Adams
Eulora Skelton
____ Vasuthara
Nicole Mason

RESIDENTS

With a half dozen residents in attendance, the Board opted to let residents offer comments and ask questions prior to the start of the property report and board discussion.

Normer Adams

Very concerned about failure of Healey Building to maintain exterior of windows. Says this is situation is beginning to impact interior because water is coming in from outside. Windows aren't caulked on the outside, or caulk is in very poor condition. He has made the same complaint in the past and it still stands. He presented the board with a formal letter of complaint stating his request that this situation be remedied. Chinasa and John say the letter will be sent to Healey's lawyer, Stephen Winter. Realizes remedying situation will be expensive and burdensome; he's a former board member.

Pamela Adams

Unhappy with the frequent occurrence of leaks in the building She and her husband have experienced two floods, requiring renovation, in a short time. Suggests penalties for owners who pick bad contractors. Chinasa countered by saying owners have a right to pick whatever contractor they want, although they must have proper insurance. Wendy and John added we need to address the systemic problem. Perhaps an audit or cleaning of all common area pipes?

Nicole Mason

Present complaints re loud music from unit below her. So loud it's vibrating the floor, her bed. The music will start and be bothersome, then stops, only to come back. She says it causes her anxiety and annoyance. Wonders what other remedies there might for this situation. Options: Additional fines? (\$150.) Letters? Who verifies it? It's noted that in the past, if a resident reported a noise issue, security would go up and check. Doing this mean we then we would have verification and something on which to base fine.

Eulora Skelton

- 1) She says she has been dealing with what seems to marijuana odor coming out of her bathroom vent. Smell is going into a closet too and she worries it will cause her clothes to smell. Has talked to neighbor twice about it. However, it might not actually be the neighbor who's smoking. John explains how air circulates through units. We can't increase flow to blow it out. As for telling someone what they can smoke, can't do it. Suggestion: Send out a building-wide "how to be friendly neighbor" email that includes this.
- 2) Questions re building insurance. Clarification on certificate of insurance. Update: Water damage deductible is now \$50,000/unit rather than \$5,000/unit.
- 3) Question about movie shoots. Do we have a film liaison? John says we have become more aggressive about requesting compensation. This past shoot was better than most.

Nate and Rashon Wysong

- 1) They've been having problems with leaks through the window panes of their unit, already just in the past 2 weeks since they moved in. Discussion comes up again of how the issue of the roof anchors is keeping from us from doing simple work like window-washing, window inspection, etc. (Ray follows up saying that we do need to do the whole anchor thing, at huge cost. More soon this later.)
- 2) Why do elevators keep going to 16? Elevator 1, closer to lobby. Upcoming elevator renovation project is explained.

Vasuthara

- 1) Reports that shut-off valves in the common areas, which control flow to units and/or whole floor, are really hard to turn and should be levers,
- 2) Report that she's found recluse spiders in the building (5th and 16th floor) and says an extermination service is needed. Says spiders might be in our common ceiling, coming up from elevators,

- 3) Question about whether film shoot in her unit is OK. Can she get compensation? Board says that since crew will have to use freight elevator, it would be great if crew could make a cash contribution to the HOA.
- 4) Suggests putting air flow info (see Eulora above) in the newsletter.
- 5) Questions re residents' bulletin board in the mail room.

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.

ATS Switch

Test install coming up. All 3 elevators will need to be need shut down at same time. Still figuring out how to do it with keeping one working. The switch is what gets everything to backup power. Details pending.

Roof anchors

Ray talked to OSHA. It's a no-go, they say we have to put them in. John asks if any anchors can be attached to existing structures, to get minimum amount of anchors? Ray says probably not. Also says no reputable contractor would work on building w/o anchor. High likelihood we're going to have to pay a ton of money to get this done. Chris asks if OSHA has any discounts or waivers for non-profits? Ray: Get a second opinion on this. And need options for ways to pay. Assessment? CPA at CPA will crunch numbers and give us options. Wendy will ask people at Kessler, 90 Fairlie.

Hallway Carpeting

Cleaning job on the 8th floor came out great and wasn't too expensive. Perhaps get spot-cleaning on other floors from same guy? Carpet on the 14th floor has to be replaced. Original estimate was \$17K/floor but we have since received a revised bid of \$11,500. The style would be carpet tile, designed for easy replacement if any section is stained or damaged. Chinasa shows carpet samples. The carpeting company is Bonitz. Chinasa says they are fast.

Trane Bid

Bid on fix for fire damper control system fix was approved. The dampers themselves work. The actuators are going to be replaced. There's a 3-4 week wait on parts. Trane says installation will take a couple of days.

Generator Fuel

John and Chinasa was met with fuel delivery guy. Monthly generator test shows fuel is low. Truck came to fill and had a really short hose. Looking at getting truck with longer hose for second attempt. John will meet with woman from the company who wants to figure out what else we can try.

Brass Cleaning

Got second bid just to check price; the first one was higher. However, it's expensive no matter what. John suggests we don't have brass done until we get more film shoot money.

Elevators

Contract & initial invoice submitted in January. Work will start in machine room in 2 weeks (March) through sub-contractors. Estimates materials in 10-12 weeks (from last week). Then elevator labor starts. That will last months. Ray says he went through the maintenance contract with a lawyer. He says he got them to remove the stipulation about having to maintain vigilance from trained personnel.

ADMINISTRATIVE ITEMS

Wallpaper

Firestar has put in fluted pieces that join wallpaper sections. Present on floors 11 & 13.

Phoenix Flies

Wendy is managing March 21st tour of the building as part of the Phoenix Flies on March 21st. This is the 5-6th time Healey has participated.

EXECUTIVE SESSION

16G Water Issue

Follow-up of issue resident Vasuthara brought up. 16G wanted to turn the water off and couldn't. John reports she had a plumbing issue and to get it fixed, she had to pay for knob to be fixed. Herve, owner, says he won't pay. Chinasa will tell her she has to pay.

Thank You to Kyle

Chris says he'd like to send thank you letter to Kyle, from the Board. Appreciate how nicely things went with the recent film shoot. Ray says he might be able to help as a film liaison. John: Ingrid is supposed to forward on any filming issues to us.

Master Key

There's another set of master keys. Board decided Craig should have it, as he's in the building more than any other board member.

ADJOURNMENT

The HOA Board meeting adjourned at 8:50 p.m.