

# HEALEY HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS

March 18, 2019

7:00 p.m.

## MINUTES

### CALL TO ORDER:

The Board of Directors, Healey Condominium Association met in regular Board session on Monday, March 18, 2019 at 7:00 p.m.

**PRESENT:**            HOA Board Members:

John Wilson  
Chris Johnson  
Wendy Darling  
Ray Pierce  
Craig Russert

Property Manager, CMA:

Chinasa Onyebueke

**ATTENDING RESIDENTS:**        Vasuthara Karnitis

## RESIDENTS

Vasuthara Karnitis

- Would like CMA to reinstitute use of the mailroom box used by previous management companies as a place to deliver HOA payments. Has not been used in years. Says not having a slot is unfair to the disabled, who might not be able to get to a post office and also can't deliver in person.
- Issue with \$1.95 processing charge when she uses Mutual of Omaha to pay her HOA fee by e-check. Every customer who uses MoO this way encounters this problem. Chinasa says there's no way to know how people are paying. Conversation around issue goes around and around, with Board members suggesting numerous other ways to pay HOA fee without using e-check.
- Questions about what constitutes a late HOA payment, triggering a late fee. Is it the day received? The date stamped on the mail? What about long weekends?
- Questions and concerns re residents' bulletin board in the mail room.

## MANAGEMENT REPORT

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

### **Roof anchors**

Continued work on determining how to meet requirement for roof anchors and how to pay for it.

- Chinasa has a lead on someone to get a “second opinion” of the situation. Matthew Kaas of Applied Tech Services. He wants to come do an inspection/assessment. Company was recommended to her by manager of other building.
- Craig says he thinks we should be able to attach roof anchors to the existing equipment up there, contrary to what Raymond said next week. Can we get an engineer to verify this? Ray isn't sure if we have a chance in this case.
- Where does the money comes from? Ray talked to somebody in a building nearby and found out that 80% of that work was funded by grants. He got names, details, and would like to start talking with them.
- Re grants -- Craig knows someone who's a grant writer at the Theatrical Outfit. Craig also suggests reaching out to resident Deb Green, as we might be able to get some sort of solution via Georgia Tech and she is well-connected there.
- Ray stresses that we need to move on this matter because of the urgency of the window situation. In future, could we get grants for windows?
- Craig also floats idea of assessment for roof anchors.

### **Pneumatic Pump**

Chinasa checked with Trane. Bid has been approved. Scheduled work date pending, hinging on materials.

### **Generator Fuel**

This is still pending, as vendor still hasn't offered a solution or been very responsive. We might need to switch vendors.

### **Elevator Modernization**

- Board would like to get an update to residents on the elevator work. But we must decide what details to share. Do we send dates? Will get it from Tim Murphy.
- Chris asks why Elevator 3 still down. Contractor, Oracle, has come in and yet it's still broken. Chris suggest not paying their bills until we resolve this damn thing, because they're going to charge for each service.
- Ray met with elevator guy Rex (Oracle) this morning.
- To get a better handle on project schedule, Craig wants a Gantt chart. Please get that from Tim Murphy.
- Ray says when equipment is hauled up, it's going to be noisy. We will need to notify residents.

- Timeline update: Elevators put in following this order: 1, 3, 2. May 10th is the delivery date.

### **Fire Inspection**

Bill for latest inspection was really high. Chinasa has asked Billy to come to meeting with commercial so he can explain the bill. Chinasa is also getting a second bid, because it's a ton of money.

### **Update on "Mold"**

After report of mold in ceiling of one of the common area hallways, someone had a look at it and determined it's not mold, it's air vent lint.

### **Water Shut-off Valves in Common Area Hallways**

- Craig wants to know how many shut-off valves are messed up. He says it's a risk re insurance. What if someone can't shut off the valve?
- How much would it cost to have them inspected? Suggests getting an estimate from Paramount.
- Purpose of inspection: ID valves that are bad, figure out replacement cost for each one. Get gate valves gone, get ball valves.

## **ADMINISTRATIVE ITEMS**

### **Newsletter**

It's noted that Board hasn't put out a newsletter this year. Suggestion to get one done for Spring.

### **Phoenix Flies**

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

## **ADJOURNMENT**

The HOA Board meeting adjourned at 8:45 p.m.