

# HEALEY HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS

July 16, 2019

7:00 p.m.

## MINUTES

### CALL TO ORDER:

The Board of Directors, Healey Condominium Association met in regular Board session on Monday, July 16, 2019 at 7:00 p.m.

**PRESENT:**            HOA Board Members:

John Wilson  
Wendy Darling  
Craig Russert

Property Manager, CMA:

Chinasa Onyebueke

**ATTENDING RESIDENTS:**        Nate & Rashon Wysong (residents, 15B)  
Jonathan (11A)  
Tseday Betrue (3C)

**ATTENDING GUESTS**            New proprietors of Bit Dave's Cheesesteak

### **COMMERCIAL BUSINESS OWNER: BIG DAVE'S CHEESESTEAK**

New business opening soon in retail space corner of Forsyth and Poplar. Will have beer and wine license. They already presented at an Atlanta Downtown Neighborhood Association (ADNA) re the beer and wine license they have applied for. Opening in 3-4 weeks, aiming Aug. 13th. 1st week in August - alcohol license.

John raised issues of problems with J.R. Crickets and Board followed up with questions about how such a situation can be prevented. Operator (Derek) presented themselves as respectable and absolutely no relation to J.R. Crickets. Will have ID checks, no one leaves with alcohol, no loitering. His legal representative says has put resources in Derek's hands, based on helping out many similar businesses and business opening. Has experience and resources related to security, if they are needed. Closing 10 pm — maybe 11 on weekend. John brings up issue of 2 loading places out in front because he is concerned about meal delivery services, but Derek says he doesn't use any.

He already has appropriate permits and is following the process to get a Certificate of Occupancy (CoO). The meeting of the alcohol license review board is set for 7/23.

More on Business: Derek is the proprietor; he operates another location in Dunwoody (sans alcohol) and proposed one for Doraville/Chamblee, as a franchise. Countering concerns re bad experience with J.R. Crickets, said he is concerned about image, Yelp, reviews. At current location there are 5 years of 5-star Yelp reviews.

John offers to send out announcement / offer to residents once it opens. Derek says can offer a one-time 10% off to Healey residents.

## **RESIDENTS**

- Wysongs and Betrue are concerned about window conditions. John explains the issue with the window anchors. We just received 2 new quotes from one company, much lower estimates than previous quotes. Next we'll have to figure out where the money comes from — assessment, budget, etc.
- Rashon asks about the concierge system, Concierge Plus. John says he has the system and equipment priced out, but cost became an issue. \$1500/year. John would like to bring it up again at future board meeting.
- Betrue would like to know if the gym can be upgraded. Can we get the one treadmill fixed? John says he knows a guy who owns a gym and might be able to give us old stuff when they rotate. Chinasa has a service provider who's done estimate to fix and it's \$500 to fix. However, it's old, so it might be better to get a new/used one. Could we send out a note re people who might have used equipment they don't need?
- Wysongs – Wondering about “up-lights” at Forsyth St. entrance, which appear to be out. Has a switch flipped? Are the bulbs out?
- Betrue — Door to her unit is are peeling. Jonathan says can help, supply paint.

## **MANAGEMENT REPORT**

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

### **Financials and Delinquencies**

HOA financials and delinquency information was included in the management packet.

### **Updates**

- FHA certification has been renewed.
- Commercial agreement — Ray found a typo in agreement re commercial side and elevator cost-sharing. Commercial side is going to be paying monthly. Board / CMA will need to determine adjustment on the elevator loan fee applied to owners.
- Roof anchor proposal. We have 2 new bids — \$70K and \$100K. John wants to go up on roof with company again and go over proposals in detail. Need to set a date.
- Sprinkler repairs — about 30 owners. This will take place tomorrow (July 17). All units will be billed individually on per-sprinkler basis.

- Sub-basement cooling pump is acting up. Thomas Brown (Trane) was supposed to be out here today (July 16) to deal with it but he didn't.
- Generator fuel issue — Christopher (absent from meeting) was supposed to come up alternative or alternative funding.

## **OFFICIAL BUSINESS**

### **Elevator Updates**

We were supposed to have doors etc. for 1 & 2 by July 5th weekend. However, a delay in parts, ship date has moved date to July 19<sup>th</sup>. Oracle is trying to expedite. Currently waiting on cab interiors, transformer. Rep from Convergent (security fobs) will be meeting with Oracle people to make sure the fob system works in the new elevators. 3 elevators will come on, date still a moving target.

### **HBO Shoot: "Lovecraft Country"**

Coming up: 7-day shoot, affects front desk for 2 days. Early August. Production has given Healey HOA a \$10,000 donation. Working out ways to minimize disruption. Will be using market level for catering, extras. Board has decided that chunk of money will go to refurbishing the brass. Cost estimated at \$6000, so money already earmarked from previous shoot (\$1500) plus money from new shoot (\$4500) would cover it, leaving \$5500 remaining. Use for concierge system

## **ADJOURNMENT**

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