

HEALEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

Sept. 16, 2019

7:00 p.m.

MINUTES

CALL TO ORDER:

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

PRESENT: HOA Board Members:
Chris Johnson
Wendy Darling
Craig Russert
Ray Pierce

Property Manager, CMA:
Chinasa Onyebueke

ATTENDING RESIDENTS: Don Goodman, Equitable Mgt. Co. (Commercial)
Rashan and Nate Wysong — 15B
Bill Balzer (16th)
Clay Hess (16th)

RESIDENTS FORUM

Residents were there for updates and to learn, no questions or concerns.

PRESENTATION BY MANAGEMENT OF COMMERCIAL PORTION

Donald Goodman, Principal at Equitable Management Corporation, the company that manages the commercial portion of the Healey, presented the Board with a number of items for attention and discussion. The following is a summary of the main points.

Back-up Generator

What's the back story of the presence of the generator on the roof? Explains that per sale agreement the present owner Caduceus owns the roof, rotunda, etc. Not intentional as part of the sale, but there was a mistake in the contract. The sale includes an air rights agreement (e.g. owner has ownership so feet above sea level) that means Caduceus technically owns the roof and our generator. Equitable is trying to renegotiate the deal they have with Caduceus re split costs, because up until now commercial owner has been

footing the bill for anything related to that roof, the rotunda, etc., but technically they don't own it.

Elevator Payment Agreement

There is now a signed agreement between commercial owner and HOA re payment of cost of elevator refurbishment agreement. Equitable has retroactively paid its portion and is now paying monthly towards the total owed.

Security Desk

Equitable feels that the main desk is "big" and "ugly." Per Equitable, they own the desk and lobby and HOA is simply using it. Would like to see a desk that's more like the one in nearby Park Place. Equitable is offering to pay for new desk. Discussion of how unsightly all the resident packages are. After discussion, it seems one solution might be to convert the nearest (empty) elevator shaft into a mailroom. There would be a door (the elevator door? Some other door?) for access and therefore the packages would be secure.

Security

- **Traffic around on the sidewalk around the block is getting heavier and heavier.** The same goes for the lobby as far as package delivery, building visitors, etc. Between 11 am and 2 pm building is very busy.
- **Suggests that it's time the building hire a guard to go around outside during the lunch hour** and deal with panhandles, homeless, and other security issue. At present, the existing security doesn't have the ability to repeatedly patrol and enforce outside because officer is too busy with UPS, USPC, FedEx packages, etc. As a trial, Equitable hired a guard who normally works at Park Place to work the 11-2 shift.
- **Equitable argues that a new security cost share is needed**, as HOA is not contributing to additional officer over the proposed 11-2 patrol shift and meanwhile Equitable is covering for night security, which covers the building during a time most commercial operation is closed. Equitable is currently covering security costs at 40%. Their company asks HOA to kick in \$260/mo. for this additional cost. Board members argue that the additional security is not for residents and therefore it makes no sense for the HOA to have to cover the cost. Further, HOA was never consulted. Equitable replies that they are covering night hours, which doesn't benefit businesses.
- **Discussion of existing security and enforcement options.** Board member Chris asks if ADID Ambassadors or APD and GSU Police has been contacted. ADID has a vested interest in success of Broad St. Ray asks: Is there any collaboration or communications between Allied and other local units? Wendy suggests contacting David Wardell, Vice President, Operations and Public Safety for ADID. (Contact: dwardell@atlantadowntown.com, 404-658-1267.)
- **Equitable requests a review of security agreement, including defined duties of staff.** Can we look at our security agreement, things in writing? HOA reportedly has given a list of duties which is going to guards, but it hasn't ever been submitted to

Allied. Suggestion: duties should be in the contract. Bill Balzer, resident attending, says there is a contract with a list of duties, but unfortunately document was lost during the change/buy-out of security company. Bill says he can locate it in his files. Ray would like to review the old contract (if found). Clay (resident who serves on ADNA in role covering public safety) says he'd like to bring this up at next ADNA Board meeting.

Broad Street

Equitable plans to buy consistent set of chairs and tables, to be used by all restaurants that have outdoor dining. Would also like to address proliferation of sandwich boards.

Elevator Parts

A lot of old elevator parts in the sub-basement and presently they are blocking access to certain portions. Need to make sure Oracle gets them out before they leave the building at end of project.

Green Tag

Equitable says that the fire system still lacks a current green tag – proof of inspection and safety. Don says he looked at it himself. Chinasa, however says it's taken care of. Don again emphasizes that it needs the tag for 2018.

Dave's Cheesesteak Sign

Equitable says that the business owner put that sign up despite everybody saying it was too big, tacky, ugly, not matching other signage. Also likely in violation of sign ordinances, Easement Atlanta agreement, etc. Owner claims that putting in such a sign is allowed in his lease. Business owner says he got it approved with city and design commission. Wendy says she has contact that can look into the matter of permits, etc.

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 discusses items in detail.

Financials and Delinquencies

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

Maintenance 15th floor

Work continues on fixing problem with HVAC on the 15th floor. One problem was resolved (down to 78) but now there's a second problem, so temperature is again up. A new unit was put in, at considerable expense, but it's "tripping" or something, turning off when it shouldn't be.

Brass entrance

The lower area of the entrance has been redone. The upper section (glass panes) were not due to cost concerns. Question: Can we afford to get the job finished?

Elevators 1&2

Connected Oracle to NCS (Collins Young), Yancy (generator), Fire Life & Safety. Parties will all be meeting to exchange info on systems, coordination. Shooting for opening elevator #1 for 9/26. Question from Board members about elevator panels. Are they going to be realigned to look good? Are the panels on the opposite side going to be redone, to match?

EXECUTIVE SESSION

Board met in executive session.

ADJOURNMENT

The HOA Board meeting adjourned at 8:40 p.m.