

HEALEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

Oct. 21, 2019

7:00 p.m.

MINUTES

CALL TO ORDER:

The Board of Directors, Healey Condominium Association met in regular Board session on Monday, Oct. 21, 2019 at 7:00 p.m.

PRESENT: HOA Board Members:

Wendy

Craig

John

Ray

Property Manager, CMA:

Chinasa Onyebueke

ATTENDING RESIDENTS: Rashan and Nate Wysong — 15B
Chantal Verra

RESIDENTS FORUM

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

DISCUSSION OF ELEVATOR PROJECT W/ORACLE

3 representatives of Oracle, all of whom have been working on the Healey's elevator project, appeared before the Board to answer questions re dates, delays, and when Elevator 1 would be coming online.

Elevator 1

- Passed inspection and is operational.
- 3 options to putting it into use immediately:
 - 1 – Wait until fob security system is installed. Convergence has given estimate of delivery Fri. (3-4 days) but it might be longer.
 - 2 – Open the elevator for general use without a fob system or other security.

- 3 – Run the elevator with a single security code for residents (floor # + code) and another code for the 2nd floor (2 + code).
- Board chooses option 3, allowing elevator to go into immediate operation with some security for the course of a week or so, until Convergent can install the fob system. After that, codes will be void.
- Elevator announcement and instructions to residents – Wendy agrees to write and send out via MailChimp. Chinasa agrees to send out a second time via CMA's email system to make sure as many residents as possible receive info.

Oracle asked Convergence to order 3 fob readers at once, so that when other elevators (2 and 3) come online, there the wait on installation will be minimal.

Elevator 2 is scheduled for state inspection in 2-3 weeks. Assuming it passes, elevator will be online.

There are some finishing touches to the cabs – walls aren't finished and fob readers need to go in.

Call boxes on all floors will be replaced with larger models which cover traces of previous systems. Current boxes are temporary.

MINUTES

Board votes to approve September 2019 minutes.

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 on Floors

- 10th floor stairwell door repaired by CMCS.
- Elevator lobby light replaced by Jowers.

Evaporation Credits

Neptune reports that City of Atlanta is processing credit. Check will come to HOA. After that, individual water bills in building will be going down. Neptune will keep Chinasa and Board updated.

Brass entrance

The lower area of the entrance has been redone. The upper section (glass panes) were not due to cost concerns. Plan: Wait for evaporation credit from city (see above) and use that money to pay for completion.

Roof Anchors

Engineered Restoration visited and has since delivered anchor layout drawing. Next step will be checking out the crawl space below roof. Next steps after that will be getting the physical anchors and putting them in. Clarification on how project is being paid for: 100% HOA, from reserves, and no cost share with commercial side.

Rodent Issue

CMA contacted Northwest Commercial Services re assessment of building and recommendation for treatment. They went down to sub-basement (with Chinasa), and investigated spot under Rosa's, which is a problem area. The responsibility for that issue is on commercial side. For residential portions of the building, which also have issues, Northwest will install additional rat boxes, which will be replaced on a regular basis. Total cost of service will be \$1,000 for one year. Board votes to approve.

Healey Holiday Party

2019 Holiday Party is scheduled for Thursday, Dec. 5th. Chinasa will check on availability of Santa.

Follow-up on Gym

Per John, the friend of his with the gym says that no used equipment is available at this time. Question: Has our gym service company taken away unused / broken equipment: Answer: unknown.

Dave's Cheesesteak Sign

Don Goodman (commercial side) discussed issue of non-compliant sign on Dave's Cheesesteak. He isn't happy with it and neither is Board. Wendy reports that she has gone to appropriate offices at City of Atlanta and has been informed that owner of Dave's did not get proper approvals for the sign. The existing sign permit is for the small hanging signs the commercial side had installed outside businesses around the block. Wendy reports that info from City was emailed to Don Goodman, so matter is currently in his hands. He will have to work with the tenant.

EXECUTIVE SESSION

The Board met in executive session.

ADJOURNMENT

The HOA Board meeting adjourned at 8:20 p.m.