

HEALEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

Nov. 18, 2019

7:00 p.m.

MINUTES

CALL TO ORDER:

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

PRESENT: HOA Board Members:

Wendy

Craig

John

Property Manager, CMA:

Chinasa Onyebueke

ATTENDING RESIDENTS: Rashan and Nate Wysong
John Kaplan
Clay & Sarah Hess

RESIDENTS FORUM

John Kaplan

Would Healey Board be interested in doing a Christmas bonus for building's security offices? Board explains that we have already planned Christmas bonuses for all security.

Wysongs

- Question re Allied Universal security: How does the security contracts work? Combined contract 40/60 with commercial. Discussion re personnel turnover, question of Allied management. Question of whether there are other vendors? Idea: Putting out an RFP might induce Allied to respond / negotiate.
- Nate has been through training with City of Atlanta to be film liaison for our building / block. Will be getting notifications about new shoots, they will pass it on.

Hesses

Clay Hess attended public safety meeting and talked about safety of Broad St. etc. He reports that "ears are open."

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.

Elevator Modernization

- Elevator 2 inspection is coming up.
- To get the fob system working, we went to new company, PRT. They did great work so we are working on seeing if we can get PRT to be our vendor.

Generator

Next time maintenance comes to do a test run, they need to get us a reading so we can tell us how much oil is left. Are we getting close to empty?

Rodent Control

Plan is in place with NW Exterminating. Traps are in where they were seen, in our sub-basement. We have them on contract for a year doing regular checks.

Evaporation Credits

Neptune emailed saying there's a delay on the water evaporation credit, via City of Atlanta. They are trying to kick it forward so we receive.

Roof Anchors

This week Engineered Restoration is coming by to start install of decking and lighting. Craig says he can meet with them.

Annual Meeting

Annual Meeting - 17-18-or-19 or early Jan. Notice will go out, probably will use Rialto, will need to get new Board members. We need to get up attendance.

EXECUTIVE SESSION

Board met in executive session.

ADJOURNMENT

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