



Board of Directors Meeting Minutes

Date of Meeting: Wednesday, February 12, 2025

Time of Meeting: 10:00 AM

Location: 215 Piedmont Avenue NE – Atlanta Georgia 30308

Minutes Prepared By: Thomas Sheets

Attendees:

- Thomas Sheets, Secretary – Jamey Waters – Ken Kraften, Treasurer – Yali Lu, President – Alexandra Betancur, Manager

1. Call to Order

The meeting was called to order at 10:00 AM by Yali Lu – Board President

2. Summary

- Meeting Start and Agenda Overview
- Presentation of minutes that were approved with one correction.
- Special Assessment
The need for a special assessment is to cover a \$250,000 insurance downpayment and upgrading of one elevator for a total of \$720,000.
Letter to members, after approval to be sent on March 1.
Informational Zoom meeting to be held on February 26, 2025, 7:00 PM
In-person vote (or by proxy) on March 13, 2025, 7:00 PM
Votes will be counted by our accountant and our legal counsel
If approved, the plan is to issue invoices on March 15, 2025, for a 60-day term due by May 15, 2025
- Insurance 2025-2026
Down payment of approximately \$250,000 due June 1, 2025
Working with brokers for best fit and price: Relation Insurance, Pointe North Insurance, Georgia Insurance Brokerage
Find out if "bare walls" coverage is advisable
- Lawsuit by Kurtzman/Jones
Talk with our insurance carrier for board liability
This will activate a \$25,000 co-pay by the Association
- Package Lockers
Approved \$19,148 to purchase and install package lockers, electronically controlled
Residents will have the added benefit of texts alerting them when packages arrive
People could accept packages via the lockers and app.

- Upgraded cameras and Door Entrance Security Systems
Approved using Butterfly company for the camera/access systems
Hardware and camera repair done by Lavar company
Payment of \$10,909.52 approved for installation and activation and training
Needed to improve access reliability and monitoring activity in all common areas

3. Action Items

- Send elevator quotes to the members
- Schedule hearing requests for 1709
- Seek a trusted list of vendors, starting with plumbers that will have all the credentials needed. Members can enjoy the convenience of calling one of them when needed.

4. Adjournment

The meeting was adjourned at 11:40 By President Yali Liu

Next Meeting

Date: March 5, 2025, changed tentatively to March 16, 2025

Time: 10:00 AM

Location: The Landmark