



Huntcliff Summit Residents Association
General Meeting
June 6, 2024
Minutes

“The mission of the officers of the Huntcliff Summit Residents Association is to foster a vibrant and inclusive community that enhances the quality of life for all residents. We are committed to promoting a safe, welcoming, and well-maintained environment where all residents can thrive and connect with one another.”

The meeting was called to order by president Rosemarie Hosbein.

Secretary Ray Bowyer reported that the minutes of the meeting of April 4 had been distributed shortly after the meeting, and asked for any additions or corrections. There being none, he moved that the minutes be approved as distributed. The motion was seconded and passed.

Treasurer Lynn Adcock reported that the balance in our bank account is \$11, 276.59. She also reported that our account had been hacked, requiring that the account be closed and a new account opened. Two fraudulent checks were written on our account for a total of around \$2,000. The bank will return the money to our account.

Rosemarie pointed out that life isn't a rehearsal—we only pass through once, so we better do it right.

Rosemarie gave the following president's report:

- She reminded everyone of the residents web site, at www.huntsumres.org. It includes the monthly activity schedule, the weekly menu, all issues of Harbinger, the magazine by and for residents, and minutes of past meetings.
- She reported that the officers have raised several issues with Lisa Schilling, which Lisa will report on later in the meeting.
- She reported that all residents listed in the directory now have pages in the loose-leaf binders in the first-floor lobby.
- She reminded us of the program by Brandt Ross on June 13 at 2:00, and especially recommended it to new residents.
- She reminded everyone who receives a telephone call in the dining room to please leave the room to carry on the conversation.
- She reminded everyone of the employee appreciation fund. Please donate now or any time before December.

Marcia Swanson introduced the following new residents:

- David Solsky moved here from Smyrna, Georgia. He has three children and four grandchildren. His former occupation was property and casualty insurance executive.

- Bea Schemer moved here from Daytona Beach, Florida. She has two children and one grandchild. Her previous occupation was being a consultant to medical practices.
- Lorraine Wolf moved here from Dunwoody, Georgia. Her previous occupation was property manager.
- Judi Stern moved here from Sarasota, Florida. She has five children and nine grandchildren. Her previous occupation was nursery school teacher and art teacher.
- Virginia Holder moved here from Chattanooga, Tennessee. She has two children, four grandchildren, and eight great-grandchildren. She did office work and worked as a hairdresser.
- Linda Kappel moved here from Roswell, Georgia. She has two children and five grandchildren. She worked as a caterer.
- Larry and Betty Hunt moved here from Roswell, Georgia. They have three children and five grandchildren. Larry was a chemist and Betty was a high school English teacher.
- Marley Rosen moved here from Hollywood, Florida. She has two children, four grandchildren, and one great-grandchild. She worked as a secretary and in sales.
- Anne Baynham moved here from Dunwoody. She has three children and six grandchildren. She taught first grade.
- Bill and Dian Schilling moved here from Sandy Springs. They have three children, nine grandchildren, and six great-grandchildren. Bill worked for Pepsi-Cola Bottling Company of Atlanta, and together they owned a Culligan Water Company franchise.
- Willa Organ moved here from Orange County, California. She has three children and ten grandchildren. She owned a business selling 3M products.

Winsome Barrow reported for the food committee. She introduced the committee members. The committee welcomes input, which should be placed in the box in the postal area on the first floor. She reminded everyone to return washed containers to the dining room if they can be reused. She reminded us to avoid blocking the hostess station, to vacate our tables promptly when we finish our meal, and no shorts for dinner or Sunday brunch. Her detailed report is attached.

Judith Boult reported for the library committee. She introduced the committee members who were present.

Art Schultz reported for the men's club. He said there are three categories of activities: speakers brought in, field trips to interesting places, and trips to restaurants. All residents of Huntcliff are welcome to attend the programs by speakers brought in, but the trips outside are for men only. Upcoming programs are a report on a trip to Antarctica and a report on scams to watch for by the Sandy Springs Police Department. The trip to the Kia car factory has been postponed. There are 50 members in the club.

Dawn Hamer reported for the book club. The next meeting will be July 11 at 2:30. The book(s) for this meeting are "anything by Agatha Christie".

Dawn also reported for the Summit Singers. The next concert is "Songs Across America" on June 7.

Ruth Schultz reported on the staff appreciation event. It is scheduled for June 19 from 1:00 p.m. to 4:00 p.m. She stressed that contributions to support this event are totally voluntary. The slogan is to meet, greet, and treat the staff.

There was no unfinished business.

New Business:

Lynn moved that she be authorized to open a new checking account at Wells Fargo Bank, with president Rosemarie Hosbein and treasurer Lynn Adcock authorized to sign checks. The motion was seconded and approved.

The motion was made and seconded for the association to support the staff appreciation event described by Ruth Schultz. The motion was approved.

Lisa gave the following report:

Welcoming new team members. Since our last meeting, we have welcomed the following team members to our Huntcliff family: Gloria Bautista, Chucknate Bradley, and Linda Roberson to our housekeeping department. We have welcomed the following team members to our dining services department: Vloy Francis, Lavell Jones, Aniyah Leaym, Marcelo Oakley, Cynthia Smart and last but certainly not least, Ryan Holeman as our Executive Chef. Please give them a nice welcome to our community.

I also want to mention our team members celebrating anniversaries of service -Sonia, Dayna, and Yanik, all celebrating 1 year of service with us. Alima and Tiana celebrating 2 years of service, KY celebrating 3 years of service, Shirley celebrating 5 years, Toni celebrating 7 years, Steffonie celebrating 17 years, Fadoua celebrating 18 years, and Roni celebrating 26 years!

Our Areas of Focus:

Several projects have been taking place or will soon be taking place. The new flooring for the lobby was installed – thank you for your patience and understanding – especially during the noisy times! I am awaiting an update on furniture delivery for the first-floor lobby and the bar area.

We have new screens coming for those of you who have screens missing from your windows – they were all special order but should be arriving soon.

Elevator number three has been out of service for a few weeks now. I apologize for the inconvenience for those of you who live on the north end of the building. I have been in touch with an outside elevator consulting company to assist with getting this back into service. Our elevator contractor “thinks” it might be a door closure mechanism at a cost of \$18,500. Since he only “thinks” that might be it, I thought it wise to get a second opinion.

We had a new phone system installed a few weeks ago. We are still working out a few glitches, however, once those are resolved, we should be better equipped to manage multiple calls at the front desk and the leadership team will be able to communicate from remote locations throughout the building. As part of this project, we now have the room service phone up and going. We also have a cell phone tied to this number so we should be better able to take pick up and to go orders. The room service number will be listed on the top of the weekly menu.

We experienced a false alarm with the fire system back in early May. A contractor accidentally set off the alarm. The good thing that comes of these is that it allows us to test our system and I’m happy to report that all systems worked properly. As a reminder, if the alarm is activated, please remain where you are and wait for instruction from a staff member or fireman. If you see flames, step away from the flames.

We have a big project that will be taking place sometime this summer. Sandy Springs Code Enforcement has asked us to do some cosmetic work to patch the concrete on some of the balconies around the building. 102 spots need work. This is purely cosmetic and does not compromise the structural integrity. We’ve had a structural engineer out to confirm this. This will involve scaffolding and possibly some heavy equipment. At this stage, we are testing the proper concrete to use. I will keep you posted as I receive more information. After this is complete, we will return to the pressure washing of the exterior of the building.

Once this project is complete, we will move into the re-seal and striping of the parking lot. This will be done in phases to allow emergency access at all times. There will be 1-2 days during which we will not be able to access the A Level garage. I will provide more information once that project begins.

We have some work being done in the fitness room. I am reviewing several options for a new treadmill. Service work on a few of the machines/bikes is taking place, and the 15 pound weights are being replaced. If anyone borrowed 1 of the 15 pound weights, please return it to the fitness room.

We have new vending machines coming to the A Level – they are expected to arrive today or tomorrow. These machines will accept cash/credit/debit and will offer a variety of beverages and healthy and not so healthy snacks.

New bridge tables have been purchased and a cart will be assembled to make it easier for set up and take down.

We have had requests to conduct a seminar on scams – thank you to Art Schultz for connecting us with a presenter – this will be held on July 10th in the afternoon – please mark your calendars to attend this important and helpful seminar.

Dog owners – please be responsible and respectful. Keep dogs on a leash, walk them out back, pick up after them, dispose of the waste, if you are near someone who is not comfortable with animals, please be kind and take your pet back to the apartment.

Saturday concierge transportation is starting to take off. We will continue with this service as long as there is a demand for it.

Breakfast service Monday to Saturday until 10:00 am. is working well. Stay tuned for some additional minor changes to make the continental breakfast more enjoyable.

Just a friendly reminder that the Resident Association has the dress code for the dining room for brunch and dinner – no shorts are allowed for these meals. PLEASE inform your guests of this dress code as we want to avoid any embarrassing situations.

I know several of you are disappointed with the dispute between Comcast and Bally Sports which impacts our ability to watch Braves games. We are exploring options and I'm in weekly communication with Comcast to find a solution.

Lastly, friends and family are our number one referral source for new residents. It's always nice when you tell your friends about our community. I'm pleased to share that we have increased our Friends and Family referral pay out for this summer. Anyone who refers someone who moves in between now and August 31st, you will receive \$5,000! It's a great way to earn some extra cash AND to keep your friends and family close!

As always, thank you to all for your patience and understanding as we continue to strive to make this a place you enjoy calling home.

The following information was provided in response to questions:

- A trip to a North Carolina casino is planned in the near future. Watch your monthly activity schedule.
- At this point, we don't plan to install a pool table. We had one for many years, that saw very little use.
- The building-heating source will be converted from natural gas to electricity sometime soon.
- We still plan for electronic ordering in the dining room. We still don't have a schedule.
- We continue to do moisture testing throughout the building.
- We are gradually installing additional shut-off valves, so smaller sections of the building need to lose their water when work requires dry pipes. This has the disadvantage that we have to remember to return all valves to normal when work is complete.

- We're looking for ways to have some sound-reduction in the dining room. We don't think window drapes are the way to accomplish this.
- Brent Andrews has overall responsibility for our food and beverage operation. Ryan Holman has responsibility for food preparation. Claudy Adolphe has responsibility for the service in our dining room. We all fill in for each other as the situation requires.

The meeting was adjourned.

Respectfully submitted,

Ray Bowyer
Secretary