



Huntcliff Summit Residents Association  
General Meeting  
April 3, 2025  
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.

Rosemarie introduced the officers at the head table.

The minutes of the meeting of February 13 were approved with the following corrections:

- Ruth Denson should be Ruth Deason
- Brenda and Leon Dorian should be Brenda and Leon Dorrien
- Judy Braseman should be Judy Brazeman
- Pam and Bruce Lovitz should be Pam and Bruce Lubitz

Treasurer Lynn Adcock gave the following report: Residents are reminded that the annual appreciation gift covers cooks, activities team, maintenance, front office staff, servers, laundry room workers, drivers, and housekeeping staff. The suggested donation is \$1.50 per person per day. Residents are welcome to pay monthly, quarterly, or all at once, as they prefer. The current balance in the treasury is \$4575.

Rosemarie gave the following presidents report.

The nominating committee for officers for next year is Brandt Ross, Ruth Schultz, and Charlie Cayce. They will provide their nominations two weeks before the June meeting. Rosemarie reminded us of the importance of attending the June meeting.

The officers met with Lisa Schilling, Executive Director, and expressed several concerns:

- Dogs should not be allowed near food areas.
- Cellphone conversations should not be held in the dining room.
- Men should not wear hats in the dining room.

- Benches at the front of the property are in disrepair.
- The storage rooms should be cleaned up.

She also reminded everyone not to cause congestion near the dining-room desk. Please conduct your business and move away.

Marcia Swanson introduced the following new residents:

- Judy Taylor
- Daneille Grimes moved here from Norcross. She was a music teacher. She is recovering from a car accident.
- Bhagwanti Kachoria moved here from Rochester, New York. She worked in her husband's pediatric office.
- Joan Lear worked as a hospital social worker.
- Pat Joyce moved here from Dunwoody. She worked as a flight attendant.
- Shirley Abernathy
- Howard and Laura Schwartz moved here from Dunwoody. They are interested in swimming and reading.
- Laura Lavery worked as a librarian.
- Ruddy O'Boyle returned to Huntcliff after an absence of several months. He said he is glad to be back.

Winsome Barrow reported for the food committee. She reminded us the committee exists to hear suggestions and improvements for passing on to food/beverage management. The committee consists of seven residents. The food forum is sponsored by the committee to get ideas and suggestions from residents. She introduced Leonard Dorrien, a member of the committee. Her written report is attached.

Art Schultz reported for the men's club. The next activity is lunch at a Mexican restaurant on April 10. April 16 Lisa Schilling will tell us what her day is like. April 17 there will be a double chocolate pudding cake bake. May 1 there will be a trip to an information center, where we will have the opportunity to be the jury for a mock trial. This is part of the training for newly appointed prosecutors. The chorus is practicing every Tuesday at 7:00 p.m. The club sponsors blackjack every Monday at 7:00 p.m. People willing to be trained as dealers are welcome.

Nancy Halliwell reported for the gardening committee. Gardening is getting a good participation by residents. Erwin Barrington is doing a good job in the rose garden. Work is planned on the pathways in the garden area.

Dawn Hamer reported for the book club. The next meeting is April 10 at 2:30 in the Essex Room. Bunny Maron leads an audible reading group.

There was no old business.

There was no new business.

Lisa gave the following management report:

Welcoming new team members: since our last meeting we have welcomed the following team members to our Huntcliff family: Alisha Chadha and Veroncia Andrews have joined our dining services department. Deandrea Newsom joined our team as the Housekeeping Supervisor. Henry Castor has joined our team as a Director of Sales. Please give them a nice welcome to our community.

Here are our Areas of Focus:

With the season changing we will be spending a good bit of time and resources on outdoor projects. We have a project to improve the walk space in the garden that should get underway any day. We will also have some trees trimmed back near the garden to allow for better sunlight.

We will be replacing the wooden slats on the benches on the far side of the parking lot, near Roswell Road.

Birdfeeders: Most of us enjoy watching the birds. Please remember that if you place a birdfeeder on your balcony – it must extend out and away from the building. For most of you, there is someone living below you and any droppings may fall down to their balcony. If it becomes a nuisance to your neighbors, you will be asked to remove the birdfeeder.

We completed the installation of the new cable boxes in all apartments. If you need a channel guide, they are available at the front desk. If you have a white box on your wall, it is obsolete. Please discuss it with the front desk.

The pool and spa passed their annual inspections with a score of 100. We can thank Ahmed for his diligence in taking care of these. We are still working to identify the source of the leak in the spa.

We continue to struggle with elevators and keeping them running in good condition. I will be meeting with Otis to explore long term solutions. As with many companies, they are struggling to keep employees.

We completed the city-required apartment inspections back in mid-October and will be doing these inspections again sometime within the next two months. It will be dependent upon the inspector's schedule. We will notify you in advance and will have a staff member with the inspectors.

I am working with a team of engineers to establish a plan for correcting some of the concrete issues with the balconies. They are all structurally safe, it's cosmetic work that is needed.

I am also awaiting the bids to come in to replace the two roofs at the pool area. The bids are slow to come in as the roofers are backlogged.

Committees – please be sure to update any committee member changes on the bulletin board near the mailboxes for people to refer to in case they have a question or would like to participate in that committee.

Storage areas – please only use the storage area assigned to you. Just because a storage area might be empty, it doesn't mean it's not assigned to someone. Also, any items outside of the storage area are in violation of the fire code. By mid-month, anything remaining outside your designated area will be discarded or donated.

A few areas to address with dining: I'm pleased to announce that our Dining Department received a Sunrise Dining Service award for the quarter. We are very proud of their accomplishment! Please be sure to return the coffee cups to the bistro area after enjoying your cup of tea or coffee. As the temperatures rise, please remember, shorts are permitted in the dining room for breakfast and lunch. However, your association asks that you and your guests refrain from wearing shorts for dinner and brunch. Please make sure your families and guests are aware of this as well. If you need to take a phone call during dinner, please step away from the table and step out of the dining room so you will not disturb others.

The maintenance staff has been kept busy lately with the changes in the outdoor temperature.

Lastly, thank you to all of you for your patience and/or participation in our video shoot. These videos will be used for our website. I will let you know when they go live. We made this change since our current website only shows still pictures and we feel our community is more about the activities taking place and will represent us in a more true to life way. Thank you to all of you who participated! The photographers may be returning in the future.

Lisa gave the following responses to resident comments:

- I will check on the round table in the dining room lobby area.
- The post office takes no advice from us. When they put a jury summons in the wrong box, we just have to deal with it as best we can.
- Board of health regulations forbid anyone other than trained staff going behind the bar. We don't want to install a locked door.
- We're giving consideration to possibly returning to the paging system for people waiting for a table.

The meeting was adjourned.

Respectfully submitted,

Ray Bowyer  
Secretary