

Hickory Bay Towers Homeowners Association Board Meeting

July 30, 2024

Attendees:

George Kemp

James Arnold

Grace Martin

June Fennell

Megan Clark, Otis Elevator

Lisa Pyles

Gary Reinke

Julia Crawford

Ernie Bates

Robert, Otis Elevator

The Hickory Bay Towers Home Owners Association Board met with Otis Elevator representatives Megan Clark and Robert for an update regarding the replacement of the current elevator in Building 2.

Megan and Robert stated that all equipment and parts will be delivered on August 19, 2024. The delivery will then be inventoried to confirm that equipment and parts are onsite. Actual installation will begin on August 26, 2024 and will require four weeks to complete. This time frame will include the final inspection by the State of Tennessee inspectors. Due to codes addressing safety, the elevator will remain inoperable until the final inspection has been completed.

The residents of Building 2 have known about this for some time in order that they make arrangements to for short term accommodations, doctor's appointment etc. The notification of the exact date of the of the installation will be made public immediately giving them approximately 2 weeks to prepare.

Rob Jones will arrange for a dumpster to be placed at the back door of the building and make arrangements to secure the dumpster so that it will be used by Otis exclusively. The dumpster is to be made available no later than the morning of August 24, 2024.

A representative of Otis will need to engage the electrician they used previously to finish a few things in preparation. Also, Rob will be installing a waterproof grill over the sump pump.

Rob requested that the light in the elevator box be replaced with an LED fixture with a plug in connection. Robert explained that that type of connection would not be passed by the inspectors. Robert also stated that if we provided the light fixture, they would install it. Rob also requested that when the inspectors came to approve the new elevator, they also provide the yearly inspection for the elevator in Building 1 since that has not been done in 2024.

This completed the portion of the meeting with Megan, Robert and Rob.

June Fennell updated the group regarding a leak that Sarah Bartlett in Unit 2407 has been dealing with for over a year. After a heavy rain, Ty Carter inspected the roof over that area and decided that the leak was due to mortar missing between the brick. He provided a lift and the

workmen to epoxy the crack. There have been no leaks since. Ty stated that the brick on the west side of Building 2 needed to be pointed & tuckered since much of the mortar is damaged or missing. Ernie Bates relayed the experience he had at his previous residence. The chimney was leaking and the company that came to make the repairs sprayed a clear sealant on the brick. For several years before moving to Hickory Bay Towers it had not leaked again. Ernie also stated that a resident in Building 1 experienced a similar leak. The association purchased the spray and the maintenance man sprayed that side of the building and stopped the leak. George said he would have Rod contact Roger for more information.

Due to unresolved issues with RowCal remitting payment for various bills & reimbursements and the lack of response to inquiries, George has been making inquiries about other HOA management companies. Darlene Shelton has contacted George stating that all inquiries need to go to her for the time being. George asked the Board if any of them had any suggestions for a new management company.

Gary Reinke inquired if there has been progress on having the balconies repaired. George stated that Rob has called six or seven companies' names that had been given us. None of the companies would come out to give an estimate. We are still looking for someone.

Lisa had made a suggestion that perhaps some of the relatively smaller improvements could be made in order to ease the minds of the residents. George stated that due to the uncertainty of the cost of the roof replacement and mortar repair, no optional projects can be considered at this time.