



Board of Directors Meeting Minutes

Date of Meeting: Wednesday, December 4, 2024

Time of Meeting: 10:00 AM

Location: 215 Piedmont Avenue NE – Atlanta Georgia 30308

Minutes Prepared By: Thomas Sheets

Attendees:

- Online Meeting: Thomas Sheets – Jamey Waters – Ken Kraften – Yali Lu – 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
 - The meeting initiated, emphasizing the need to be efficient due to busy schedules.
 - Emails were sent via WhatsApp and need approval.
- Mandatory Inspection
 - First agenda item: a mandatory inspection email, which was reviewed and approved by the group.
 - Discussion on the targeted start date for the inspection, with a consensus on January 1.
- Scott Daniels Update and Communication Concerns
 - Second agenda item: an update on Scott Daniels, who is currently selling his unit.
 - Discussion on the importance of informing the community about Scott Daniels' situation.
 - The group agrees on the importance of sending the email to the community to deter future threats.
- Pet Rules and Fines Discussion
 - New pet rules and fines, which are reviewed and discussed.
 - A suggestion was made clarifying the pet rules and providing examples in the email to residents.
 - The group discusses the appropriateness of the fines, with suggestions to increase them to match other fees.
 - Emphasis was made about the importance of reinforcing the culture of following rules and the consequences of breaking them.
- Smoking Policy and Common Area Fines
 - Concerns were raised about the smoking policy and the need for clarity on fines for smoking in common areas.
 - The manager explained the current smoking policy and the designated smoking area.
 - Discussion on the need to clarify the smoking policy in the rules and regulations and communicate it to residents.
 - The group agrees on the importance of addressing noxious fumes and other disruptive behaviors in common areas.
- Handbook of Rules and Regulations Update
 - The manager presented the updated handbook of rules and regulations, which is reviewed and approved by the group.

- Board members express appreciation for the thorough update and the clarity it provides.
- The group discusses the importance of maintaining the handbook and making updates as needed.
- Annual Assessment and Financial Concerns
 - Discussion on the current financial situation and the need to balance expenses and revenue.
 - The group discussed the impact of insurance expenses and the need to plan for future financial stability.
 - A suggestion was made the possibility of a special assessment and private funding to address immediate financial needs.
 - The group agrees on the importance of meeting in person to discuss financial planning and long-term goals.
- Elevator and Boardroom Maintenance
 - The group discusses potential solutions, including special assessments and private funding.
 - Speaker 3 suggests a phased approach to elevator maintenance to spread the costs over time.
 - The group agreed on the importance of prioritizing these maintenance projects to ensure the building's functionality.
- Security and Concierge Replacement
 - The President highlighted the efforts of Jamie and Alex in exploring security and concierge replacement options.
 - The group discusses the potential financial impact of these changes and the need for careful planning. There was emphasis on maintaining a secure and well-maintained building.
 - The group agrees on the need to finalize the details and present a comprehensive plan in a future meeting. (Note: Scheduled for the January 2025 meeting)
- Carpet Cleaning and Hallway Renovation
 - Concerns were raised about the condition of the building's carpets and the need for cleaning.
 - The challenges of carpet cleaning were explained and suggestions of potential solutions, including floor renovation were mentioned.
 - The group discusses the importance of maintaining a clean and well-maintained building.
 - Emphasis was placed on the need for visible efforts to keep the building clean and improve the living environment.
- Discussion on Building Renovations and Cleanliness
 - A board member suggested removing all carpets, padding, and tacking strips floor by floor, utilizing the existing crew and dumpsters to facilitate the process.

3. Action Items

- Bring report on building access systems for presentation and discussion.
- Report on current state of the fire remediation and future claims payments.
- Continue discussion on building cleanliness and general repair.

4. Adjournment

The meeting was adjourned at 11:30 By President Yali Liu

Next Meeting

Date: December 8, 2025

Time: 10:00 AM

Location: The Landmark