

Huntcliff Summit Residents Association

General Meeting

February 5, 2026

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.” Read by Charlie Cayce.

The meeting was called to order by Sharon Napshin.

The minutes of the meeting of December 4, 2025, were approved as distributed.

President Napshin introduced several staff members who expressed their appreciation for the gifts they received. They represented several departments: dining services, transportation, and housekeeping.

President Napshin reported that she has Macular Degeneration. She shared with the group where one could go to get help.

President Napshin reminded residents of the following: please clean up your dog's poop. The emergency pull cord located in your bathroom/bedroom if needed must be pulled straight down to activate assistance.

Treasurer Report

Ray Bowyer gave the treasurer's report. The balance in our treasury is \$1,310.30, which would be applied to the 2026 budget. The holiday appreciation fund distributed \$81,950 to the staff.

Welcoming Committee Report

Rosemary Hosbein reported for the new resident committee. She introduced the following residents:

Judy Lebon, Apt. 257

Mollie A. Patterson, Apt. 538

Robin Medintz, Apt. 324

Marie Feldman, Apt. 361

Ellen Crolley . Apt. 242

Sam & Ellen Banov, Apt. 516

Judy Lebon, Apt. 257

Bunny Maron reads to visually impaired and meets in the library on Thursdays.

Bunny Maron reports the shoppe carries cards for all occasions and is open on Monday, Wednesday and Friday from 11am to noon.

Larry Hunt reported for the men's lunch group at Pappadeaux Seafood Kitchen on February 18th. Sign up with Frankie.

Ken Klein reported for Summit Singers. The first show will be on February 10th at 7:30pm, and the second on Saturday 2/14 at 1:30. The theme is love story. Come for the music and singalong.

Charlie Cayce reported for the Hal Parker Players Comedy Group. If interested, please come to practice.

Beverly Clark has agreed to be the library chairperson.

Report from Dawn Hamer:

Book club meets the second Thursday of the month at 2:30pm. On February 12th, they will discuss "Emma" by Jane Austen. The next book will be "Finding Dorothy" by Elizabeth Letts. On March 12th, they will discuss "Horse" by Geraldine Brooks.

George Gill presented a brief dining hall survey for completion by February 10th, to address the sign in/seating issues in the dining room. The data will be processed and put in place for a trial period of 2 weeks.

Lisa Schilling gave the following report:

Thank you for your generosity! As a reminder, Sunrise has a strict no-tipping policy which includes items as well as money. We have permission for this once-a-year program to continue, however, if team members are found to be accepting tips throughout the year, they will be terminated and this generous program will have to end.

Welcoming new team members:

Team Members who have joined us since our last meeting: Eunice Quaye in housekeeping and Peter Frazzano as our Executive Chef. We have also had a change in our Maintenance Department. Up until this morning, we had the position filled with a start date of this Monday. Due to some unfortunate health issues, the candidate had to withdraw, so we are continuing our search for a Facilities Director. In the meantime, we are supported by our area facilities team until we find a candidate.

Fatiha Lehkim and Kaya Duncan continue their work in the Sunrise Department Leader in Training Program and are doing well with their stretch assignments.

I hope our winter weather is behind us and I want to thank everyone for your cooperation, patience, and understanding during the inclement weather. We had a team of 15 team members plus myself sheltering in place to make sure we could continue services to the best of our ability.

We also had five team members who braved the roads and were able to make it in to support that weekend. Just a few reminders - always keep back up lighting of some sort readily available. Our generators run essential equipment, however, apartments are not connected to the generator.

Projects completed since our last meeting:

We completed the balcony restoration project this week. There are a few minor issues they still need to correct but they have finished the contracted work. I know this was an inconvenience for all, but it was work that was required by the city.

The new a/v equipment was installed including some upgrades. We had a new 55-inch TV installed in the bar area with the TV sound now coming through the ceiling speakers. We have 3 zones for music and sound Essex Room, Bar area, and Dining room. They can all function as one or we can divide the areas. We have 4 handheld microphones and 2 lapel microphones. The projector has much better clarity. With the new technology, we will not have the issues we had in the past. I know some are concerned about having access to all the components but with the new technology, it's not necessary. We hope everyone will be able to enjoy the upgrades to this system.

We added an elliptical machine and an upright exercise bike to the fitness

room. Please use caution when using it and if you are not familiar with how to use it, please ask for assistance. We also have a larger TV that will be installed in the fitness room.

With the AJC newspaper discontinuing print editions, we have subscribed to the New York Times. This newspaper is available in the bistro.

Projects still in process:

Build back of the first and second floor areas that were impacted by the broken pipe are still underway but hopefully wrapped up within the next two weeks. This was the result of a hole in a cast iron pipe and is covered under our insurance.

Replacement of the 2 pool roofs - we are waiting on the final permits for this project and will then replace the roofs. We will not lose access to the pool during this time, however, once completed; there may be a temporary closure to make the ceiling repairs. We will keep you posted on the timeline.

Automatic opener for the rear lobby door - this has been scheduled twice already however due to vendor issues; they are still working on completing this project. We hope this will be completed within the next week. One of the reasons we are doing this is to assist the dog walkers in getting out to the area where you should be walking your dogs. Please remember, all dogs should be walked out back, and you MUST be a responsible pet owner and pick up after your dog. In our Residency Agreement it states that dogs and cats are welcome if you can properly care for the animal and all the responsibilities that go along with it.

B North Garage door - due to the multiple power surges we had during the inclement weather, the door operator was damaged and is being replaced. They thought this was fixed yesterday however they are returning today to troubleshoot a problem.

We are waiting for warm temperatures so we can replace a condenser pump in the mechanical room. This is a backup pump to the system that pushes the water through for our water source heat pumps, that heat and cool your apartments. We are waiting for warmer temperatures, as this project involves draining the system for a short period of time (which leaves you with no heat or air). We will communicate in advance when this work takes place. Once installed, we expect a much more efficient water flow through the building.

As the weather gets warmer, we will also once again work on the garden area to make that a nicer place for all to enjoy.

We still plan on relocating the Poker Table to the first-floor south end to allow for a larger meeting space on the first-floor North end. With the weather and other projects that have come up, this has been pushed back but will still be completed.

A few reminders: When making and receiving Instacart/doordash/ubereats orders, please know that these deliveries are made to the front desk and you will be contacted to come and pick them up. If your family is ordering for you, please make sure they use your name and apartment number, and make sure you will be home to receive the order.

Trash chutes - please make sure your trash is placed down the trash chute. We are seeing more bags being left on the floor of the trash room. Please do not place large items outside the trash rooms. This is shared space and you leaving your items out, it is inconsiderate of those around you who must walk by it. Please do your part to keep our common spaces clean.

Walkers in the dining room - we need to keep the walkways and the serving area around your tables safe. Please allow the team member to remove your walker and place it in an area away from service. We need to keep everyone safe.

February is another very busy month so please be sure to carefully read the calendar, so you don't miss out on any events.