

Laurel Hollow Condominium Association, Inc
Ad Hoc Meeting, April 7, 2020, Concerning Management - Minutes

Meeting conducted online through Uber Conference with assistance from Joe McVey. This meeting was recorded.

The meeting began at 4:16pm and was held in a community discussion format.

Board members present: Joice Fairchild, Lorie Lettinga, Marcia Auth, Earl Ipsaro, and Larry Covellone.

Community members present included 36 connections by computer or phone, some of which included two or three people.

1st Topic: Property Management under SunVast: benefits and drawbacks.

- Marcia Auth explained the basis for selecting Sunvast and summarized what SunVast was hired to do for a monthly fee of \$750.00. Services included attendance at Board and Ad Hoc meetings, recording minutes, bookkeeping service, website and website management, guidance on Florida Condominium Law, legal services for no fee, management expertise and sharing best practices utilized by other condominium communities.
- Owners expressed many concerns with SunVast, including bookkeeping problems mentioned by Joice Fairchild, Norm Arnold, Earl Ipsaro, Al Tadder, Lorie Lettinga, and Mike Torina.
- A number of owners had strong negative reactions when Joice Fairchild stated that SunVast would not allow us to see our books.
- The following owners and tenants stated that we should let SunVast go: Pat Beplat, Ernie Bussaglia, Dan Kompoltowicz, Lorie Lettinga, Norm Arnold and Chuck Jones.

2nd Topic: Another Property Management Company, benefits and drawbacks.

- Diane Housman asked about the number of signers on checks in the future. Joice Fairchild said that would be taken up at a future board meeting.
- Larry Covellone and Bill Frick mentioned that the same problems could occur in a new management company.
- Bill Frick asked about the monthly cost quoted by other property management firms. Marcia advised SunVast was the low bidder.
- Jill Harrison questioned the effect on our website of moving to another company or self-management.
- Jill Harrison's stated that Maria at SunVast was both responsive and helpful during their transition as new owners.
- Larry Covellone expressed concern about needing someone who knows about condo law.

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3rd Topic: How Enhanced Self-Managed (CESM) Works.

- Marcia Auth explained how CESM would work using Joe McVey's system. The system is being used for inspections at this time.
- The website would be included, and Joe McVey has provided us with legal COVID 19 emergency procedures and other helpful association information.
- Joe McVey stated that he was not a licensed CAM.
- Jill Harrison wondered if there was an association of other condo presidents in which Joice could participate for the purpose of learning and sharing.
- Joe McVey would allow us to use the website free for the rest of the year and would charge \$70 per month as a locked in price starting January 2021.
- Norm Arnold mentioned the requirement for a good bookkeeper no matter which way we do our management.
- Terry MacLeod mentioned that we needed another person like the bookkeeper and adviser, Carol Ann, who we had for many years.

Final Question: What would be the best for Laurel Hollow at this time?

- Norm Arnold, Bob Frazier, and Diane Housman expressed concern about paying a resident. Joice Fairchild said she would research the issue.
- Laurie Monroe was concerned about getting legal information when needed.
- Joe McVey explained that a conflict of interest is when a board member might benefit by a decision being made by the board.
- Chuck Jones felt that Laurel Hollow was great and needs to remain the same. He felt that Norm, Alice and Ernie have done a great job.
- Marcia Auth mentioned the importance of not getting rid of SunVast until we have an alternative in place. Joice Fairchild agreed.
- The following community members and board members stated that they wanted to go to Computer-Enhanced Self-Management (CESM) and a bookkeeper: Terry MacLeod, Dan and Roberta Kompoltowicz, Ernie Bussaglia, Carol Phillippe, Pat Beplat, Mike Torina, Cindy Kauffman, Chuck Jones, Joice Fairchild, Lorie Lettinga, Larry Covellone, Earl Ipsaro.

A motion was made by Marcia Auth that we investigate computer enhanced self-management as an alternative to SunVast.

The motion was seconded by Larry Covellone.

The motion was carried unanimously.

A motion was made by Lorie Lettinga to adjourn the meeting.

The motion was seconded by Earl Ipsaro.

The motion was carried unanimously. Meeting adjourned at 5:28 p.m.