

Mission Hills Condominium Association, Inc.

Board of Directors Meeting Minutes

A meeting of the Mission Hills Board of Directors was held on Wednesday, August 19, 2020, at the Ameri-Tech office, with three members attending via Zoom. Zoom was included for those members who are not in Clearwater at this time and are not able to attend physically. The details of the Zoom meeting were also posted on the bulletin board for the membership on Sunday, August 16, 2020.

I. Call to Order

- A. The meeting was called to order at 1:40 PM by Kay Hunt, President, who also acted as Chair for this meeting.

II. Roll Call

- A. Present were:
 - 1. Kay Hunt, President
 - 2. Eudora Partridge, Vice President (via Zoom)
 - 3. Regina Hickey, Treasurer
 - 4. Debbie Higgins, Secretary (via Zoom)
 - 5. Art House, Member-at-Large (via Zoom)
 - 6. Jim Mateka, Ameri-Tech Property Manager
 - 7. John Prokopovich, Facilities Maintenance Director (via Zoom)

III. Approval of Minutes from the July 15, 2020 BOD Meeting

- A. Secretary asked the Board if there were any questions or concerns regarding the minutes, which were included in the package sent by Jim Mateka to each Board member; there were none.
- B. Regina moved to approve the minutes as written and Eudora seconded the motion. The motion passed unanimously.

IV. Spectrum Proposal Review

- A. Chris Steger and Steve, Chris's boss, from Spectrum Community Solutions were present via Zoom to discuss the proposed contract for MHCA, which would take effect January 1, 2021. Following is a summary:
 - 1. MHCA was classified for years as "single family", and we have been reclassified as a "senior independent living", which entitles us to a better rate.
 - 2. The previous company that we had our agreement through was a third party that is no longer part of Spectrum Community Solutions.
 - 3. They have a dedicated call center 24/7/365 for residents.
 - 4. The term of this proposal is 60 months (5 years).
 - 5. The TV package is called TV Select and includes 189+ channels.
 - 6. Homeowners can upgrade packages at their own cost.
 - 7. The proposal includes Spectrum Standard Internet (100/10 mbps) per unit; they also stated that speeds will go up to 200/20 for everyone at the end of 2020 as part of their equipment upgrade.
 - 8. There are no data caps and no construction fees.
 - 9. It should be noted here that 65.6% of MHCA residents use Spectrum Internet.

MHCA Board of Directors Meeting, August 19, 2020

Page 2 of 2

10. Each unit will get up to three HD boxes, one internet modem and one router at no additional charge.
11. The new rate is \$43.50 per unit for both cable and Internet; right now, we pay \$31.63 for just the cable.
12. The new rate will be included as part of the monthly maintenance fee, without increasing that fee in 2021.
13. If you have a phone, and want to keep it, your bill will be reduced to \$9.99/month (plus tax); if you don't want the landline, residents must call to cancel it within the first 30 days.
14. This will include a "door fee" of \$130 cash per unit (\$62,140 total) to be paid to the MHCA 90 days after contract signature.
15. There are 478 units, including the Clubhouse; four free accounts will be provided.
16. Annual rate increase is 4%.
17. Includes first year ramp up, which means the rate will not increase until the last month of the first year.

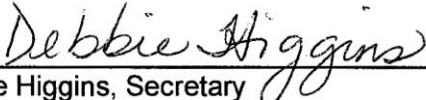
V. 2021 Budget

- A. Jim stated that we have done a budget workshop in the past.
- B. Members are entitled to attend the Board workshop.
- C. Changes would be made at the workshop, and an updated budget would be distributed.
- D. The budget is a Board decision, so a workshop is not required if the current budget is acceptable.
- E. There must be a Board meeting posted for the membership to attend via Zoom to make the final decision on the budget.
- F. Art brought up about the roof and water supply line assessments; Jim explained that those are not part of the budget process.
- G. John stated that we are wasting money on the repairs, because the roofs need to be replaced.
- H. The cover letter for the budget to the membership will state that there will be assessments in 2021.
- I. Art stated that the assessments must be discussed as soon as possible, so the residents have the lead time they need to arrange for those payments.
- J. No decision was made on the budget that Regina proposed at this BOD meeting.

VI. Adjournment

- A. Debbie made a motion to adjourn the meeting and Eudora seconded; no one opposed.

There being no further business to discuss, the meeting was adjourned at 2:43 PM.



Debbie Higgins, Secretary