

MISSION HILLS CONDOMINIUMS
Board of Directors Business Meeting

Date: Monday October 31, 2022

Time: Immediately following the 2:00PM budget workshop

Location: Ameritech Office
24701 U.S. Highway 19 North
Suite 102
Clearwater, FL. 33763

1. Call meeting to order.
2. Proof of notice.
3. Board member attendance.
4. Motion to waive minutes and committee reports.
5. Discuss insurance and possible approval of new agent.
6. Adjournment.

The same 2023 Budget Workshop ZOOM link noted below will be used for this meeting.

To Join Workshop via Zoom

<https://us02web.zoom.us/j/87638231130?pwd=eFNreENBNGk2WkwrQUsyRXE5WUIYdz09>

Meeting ID: 876 3823 1130

Passcode: 568534

One tap mobile

+13017158592,,87638231130#,,,,*568534# US (Washington DC)

+13092053325,,87638231130#,,,,*568534# US

Find your local number: <https://us02web.zoom.us/j/87638231130?pwd=eFNreENBNGk2WkwrQUsyRXE5WUIYdz09>

This notice is posted in accordance with Florida Statutes.

Mission Hills Condominium Association

Board of Directors Special Meeting Minutes

A meeting was held on Monday, October 31, 2022, at the Ameri-Tech offices, and Zoom was also available. The purpose of this meeting was to discuss a new Agent of Record for our insurance.

I. Call Meeting to Order

- A. The meeting was called to order at 3:36 PM by Eudora Partridge, President; Mike Perez acted as chair for this meeting, although no formal request to do so was made for the record.

II. Roll Call

- A. Debbie Higgins, Secretary, took roll call:
 - 1. Eudora Partridge, President
 - 2. Kay Hunt, Vice President
 - 3. Regina Hickey, Treasurer
 - 4. Debbie Higgins, Secretary (via Zoom)
 - 5. Art House, Member at Large

- B. A quorum was established.

Also in attendance were:

- C. John Prokopovich, Maintenance Supervisor
- D. Mike Perez, Ameri-Tech
- E. Jim Mateka, Ameri-Tech
- F. Janice Sofia, Ameri-Tech
- G. Residents were not permitted to attend the meeting at Ameri-Tech as was stated on the official notification.
- H. The Zoom call was broadcast at the Mission Hills Clubhouse in the living room on the big TV by Debbie Higgins, Secretary. There were approximately 50 people in the room, and another 15 or so on the Zoom call itself.

III. New Business

- A. Agent of Record Change

- 1. Mike announced that the Board was gathered to vote on changing back to Bob Mitchell, who previously had the account for 15 Years.
- 2. Mike called for a motion to change the insurance company for the upcoming new policy that begins on January 1, 2023, back to Bob Mitchell Insurance Agency.
- 3. The response was, "Yes," by Eudora, but the motion was not restated by her as is required in Roberts Rules of Order; this was seconded by Regina.
- 4. Mike asked for discussion from any Board members, and Debbie proceeded to read a statement for the record, which is attached in its entirety to the record as Exhibit A.

MHCA Board of Directors Special Meeting Minutes

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5. Mike made the following statements:
 - a) He declared that Great Florida was no longer a preferred vendor with Ameri-Tech, one of the reasons being because of how they handled themselves with respect to Mission Hills.
 - b) He stated that they gave a quote based on old numbers, knowing that it would red flag an appraisal and jack those numbers up.
 - c) Debbie stated that the policy was based on the appraisal, not old numbers.
 - d) Mike claimed that Great Florida was unethical and that they manipulated Debbie to get the policy, due to her lack of experience.
 - e) Mike stated that one of the reasons to stay with Mitchell was because we had 100% co-insurance, so regardless of what the value of the properties were, all buildings would be covered in the case of a catastrophic event.
 - f) Mike stated he wasn't aware of where things were regarding the insurance appraisal, but that it was required once we changed agencies; he also stated that we could have "skated another year" before having to get the appraisal, so Debbie cost the Association \$150,000.
 - g) He stated that Great Florida knew this would happen, and that's why they are no longer a preferred vendor with Ameri-Tech, because they were deceptive in their actions, and what they did to manipulate Debbie to get the policy.
 - h) Debbie stated that the appraisal was due in 2020, and it was discovered as part of the interview process with three different agents, but before an agency was selected.
 - i) Debbie suggested interviewing three more agencies rather than go back to the one that had failed us.
 - j) Mike claimed that one of the reasons for the assessment was due to the insurance costs.
6. Mike called for a vote, and following are the voting results:
 - k) Eudora Partridge = Yes
 - l) Kay Hunt = Yes
 - m) Regina Hickey = Yes
 - n) Debbie Higgins = No
 - o) Art House = Yes
7. The motion carried.

IV. Adjourn Meeting

- A. Eudora made a motion to adjourn the meeting and it was seconded by Kay.
- B. A vote was taken, and the motion to adjourn passed unanimously; the meeting was adjourned at 4:48 PM.

Approved with correction section 111 – 2
change insurance company to insurance agent
12/12/22

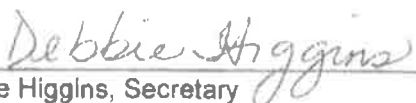

Debbie Higgins, Secretary

Exhibit A

Statement Made by Debbie Higgins

- Regina came to me with Anthony LoSchiavo's name after interviewing him in April, 2021, after which he walked the property along with Regina.
- It should be noted that Great Florida was also a preferred vendor by Ameri-Tech.
- Regina and I interviewed a total of three agents; we both decided Great Florida would offer the best service, because Great Florida has 18 staff people just in the St. Pete office to handle all situations we might have, not to mention 135 offices across Florida.
- This was all about choosing an agent who would do a proper job for Mission Hills. Pricing comes later after the Agent of Record is declared.
- We presented this to the Board, and it was approved unanimously; I signed the DocuSign Agent of Record form, given my qualification as a Director and my experience with this practice.
- Through the process of these interviews, we discovered that we had failed to maintain adequate insurance through the Mitchell Agency, because the last insurance appraisal at that time was 2017; it was required by law to do it again in 2020 and was never done.
- Mike Perez was complicit in this action to save us money. He stated that fact to me personally after last Wednesday's meeting.
- Regina and I arranged to have an appraisal done on 06/25/21, which was approved unanimously by the Board; not surprising, it raised our values, thereby increasing insurance costs. All we were trying to do was ensure that the Association had adequate insurance, and that we were doing our fiduciary duty as Board members.
- And, oh by the way, there was also a 38% market increase in 2021 due to the Surfside incident and many other claims during 2020.
- Examples of being underinsured for one building here in Mission Hills:
 - 1613-1623 MHB – Replacement cost is \$469,808
 - After the insurance appraisal, the value went to \$524,992 = Underinsured by \$55,184 for just one building.
 - Total insurance value was \$37,965,995
 - The insurance appraisal brought it up to \$39,649,456...which was an increase of \$1,683,461.
 - We were advised by Great Florida to use the current appraisal due to Statute 718 BOD fiduciary responsibility to maintain adequate insurance coverage, something Ameri-Tech did NOT do, nor did the Mitchell Agency.
 - Great Florida also advised us to change our renewal date to year end to get it out of hurricane season; it worked against us to renew then. Why did Mitchell not see this himself?
 - Great Florida had an educational program for FREE in our Clubhouse that many residents benefitted from.
 - Great Florida reached out to the Board before they were even our agent to see how the association fared during a no-named storm, where a tree fell on a building. The Mitchell Agency never bothered with such an action that I'm aware of.
- When Great Florida lost their Fort Myers office, they immediately started running things out of the Sarasota office...there was no loss of work effort, even with Ian's devastation.

Exhibit A – Statement Made by Debbie Higgins

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- Why hasn't Great Florida been provided with an opportunity to defend themselves in this? What are you afraid of?
- Questions you should be asking yourself are 1) how many team members does Mitchell have and how long have they been with him, 2) what is his retention rate, 3) how many associations does his office insure, and 4) does he do just condos or is he a generalist?
- Mike Perez has been pushing this Board (except me) to go back to the Mitchell Agency. My question is this...if Great Florida is still a preferred vendor of Ameri-Tech, why is Mike pushing so hard to change back to Mitchell?
- If the Board is not happy with Great Florida, why not interview three different ones? Why go back to the one who has already failed us?
- I would bet dollars to donuts that our insurance rates won't be affected by this change, other than continue to go up due to the market, but our service will suffer as it has in years past with the Mitchell Agency.