

Mission Hills Condominium Association

Board of Directors Meeting Minutes

A meeting of the MHCA Board of Directors was held on Monday, December 12, 2022, at Ameri-Tech and on Zoom. Prior to the meeting start, Debbie Higgins stated for the record that she would be recording and producing the minutes for this meeting as Secretary on the Board of Directors. It was argued by Mike Perez that the Board decided that Ameri-Tech would do the minutes. Debbie stated that according to our documents, the Board cannot arbitrarily remove this responsibility from her.

I. Meeting Called to Order

- A. The meeting was called to order at 10:00 AM by Eudora Partridge, President, who also acted as chair for the meeting.

II. Roll Call

- A. Debbie Higgins, Secretary, took roll call. Present were:
 - 1. Eudora Partridge, President
 - 2. Kay Hunt, Vice President (absent)
 - 3. Regina Hickey, Treasurer
 - 4. Debbie Higgins, Secretary
 - 5. Art House, Member at Large
- B. A quorum was established.
- C. Also present were:
 - 1. Mike Perez, Ameri-Tech
 - 2. James Mateka, Ameri-Tech
 - 3. Robert Mitchell, Mitchell Insurance Agency
- D. There were 6 residents on the Zoom call.
- E. There were 13 residents in the Clubhouse observing the Zoom meeting.

III. Insurance Review for 2023

- A. Bob Mitchell reviewed the insurance summary for 2023.
- B. The summary contained costs for property, general liability, directors' and officers' liability, crime coverage, umbrella liability, and worker's compensation
- C. Six companies have gone bankrupt in the State of Florida.
- D. A-Rated American Coastal was by far the most competitive company and was our carrier in 2022.
- E. Our insurance rate in 2022 was 50¢ per \$100 of coverage; it has gone up to 80¢ per \$100 of coverage for 2023.
- F. Mission Hills has \$40 million in replacement costs, and it comes to \$330,000 for property insurance, which is up \$120,000 from 2022 costs.
- G. American Coastal is backed by the Florida Guaranteed Insurance Association, which means if they became insolvent, the state would return the premium to the policyholders and pay any unpaid claims.

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- H. Master Property Insurance Policy:
 - 1. Total Insured Value for Mission Hills is \$39,649,456.
 - 2. The Hurricane Deductible is 5% of each building's value.
 - 3. The All Other Perils deductible is \$10,000; it was \$5,000 in 2022.
 - 4. The total insured value includes \$100,000 for the Maintenance Building contents and \$50,000 for the Clubhouse contents.
 - 5. Law and Ordinance Coverage Extension and Equipment Breakdown/ Mechanical/Electrical Extension Endorsements are also included in this coverage.
 - 6. Values are based on the appraisal done in 2021.
 - 7. This cost creates a shortfall for the amount budgeted for 2023.
 - 8. Debbie asked about the \$150,000 increase she was personally accused of causing in 2021 by getting the appraisal done, which increased property values by \$1.5 million. The question was, had we gotten the appraisal this year instead, would we have added \$150,000 on top of the \$120,000 increase. The question was answered that the \$150,000 was immaterial.
- I. General liability, directors' and officers' and crime coverage was changed to A-Rated Trisura, because they offer this as a package; the premium increased \$20,000 over 2022.
 - 1. General liability Includes \$1 million primary limit and a \$5 million umbrella limit, for a total of \$6 million in coverage.
 - 2. Directors' and Officers' primary limit is \$1 million and the \$5 million umbrella limit, for a total of \$6 million in coverage.
 - 3. The Crime Coverage limit is \$750,000, and there is no deductible on this coverage.
 - 4. Trisura also covers some liability that American Coastal does not cover but excludes wind damage coverage.
 - 5. The total on these coverages is \$87,000.
- J. The \$5 million Umbrella Coverage is provided by A-Rated Allied World, which is different from 2022 but costs about the same.
- K. Worker's Compensation is also included at \$616 per year.
- L. The total premium for 2023 is \$394,781.35.
- M. Regina made a motion to accept the new policy as presented by Bob Mitchell, and it was seconded by Eudora; a vote was taken and the motion passed unanimously.
- N. The IPFS premium finance agreement was discussed, which includes an initial payment of \$34,011.91; the interest rate for 12 months is 6.97% and is based on the prime rate.
- O. Art made a motion to accept the 12-month finance agreement as presented, and it was seconded by Regina; a vote was taken, and the motion passed unanimously.
- P. The agreement was executed at this meeting by Eudora as President.

IV. Meeting Minutes Approval

- A. Eudora made a motion to waive reading the minutes from the Reconvened Amendment Meeting on May 18, 2022, and accept them as written, and Regina seconded. A vote was taken, and the motion passed unanimously.
- B. Eudora made a motion to waive reading the minutes from the BOD meeting held on May 18, 2022, and accept them as written, and Art seconded. A vote was taken, and the motion passed unanimously.
- C. Eudora made a motion regarding the minutes from the Special BOD meeting on October 6, 2022, to correct the total assessment in Section IV.G from \$610,000 to \$615,963 to include the Ameri-Tech administrative fees, and it was seconded by Regina. A vote was taken, and the motion passed unanimously.
- D. Eudora made a motion regarding the minutes from the BOD Special Assessment meeting held October 26, 2022, to correct Section 4.D and remove the wording, “to anyone at any time for this assessment,” and was seconded by Regina; a vote was taken, and three votes were for making the change and Debbie voted against making the change. The motion passed.
- E. Eudora made a motion regarding the BOD Budget Workshop meeting held on October 31, 2022, to accept the minutes as written, and it was seconded by Art; a vote was taken, and the motion passed unanimously.
- F. Regina made a motion regarding the BOD Special meeting held on October 31, 2022, to correct the wording in Section III.A.2 from “insurance company” to “Agent of Record,” and to remove Exhibit A, which was a written statement by Debbie Higgins that explained the activities that brought the Board to change the Agent of Record in 2021. The motion was seconded by Art; a vote was taken, and three Board members voted for the changes and Debbie voted against making the changes. The motion passed.
- G. Eudora made a motion regarding the BOD Budget Approval meeting held on November 16, 2022, to remove Section II.F as not being relevant to the budget, and Art seconded. A vote was taken, and three BOD members voted for the change and Debbie voted against it. The motion passed.
- H. Eudora made a motion to approve as written the minutes from the Closed BOD meeting held on November 17, 2022, and Art seconded; a vote was taken, and the motion passed unanimously.

V. Adjourn Meeting

- A. Eudora made a motion to adjourn the meeting, and it was seconded by Regina; a vote was taken, and the motion passed unanimously.
- B. There being no further business to discuss, the meeting was adjourned at 11:13 AM.



Debbie Higgins, Secretary