

1401 Mission Hills Blvd.
Clearwater, FL 33759
Meeting Minutes

When: **Thursday, January 30, 2025**

Time: 2:00PM

Where: Offices of Ameritech, 24701 US Highway 19 N., Clearwater, FL 33759

Mission Hills Board Meeting

1. The Mission Hills Board Meeting was called to order at 2 pm.
Roll Call of the 2025 Board Members by Pat Banning:
 - Pat Benning, President
 - Rod Halvorson, Vice President
 - Ron Stock, Treasurer
 - Lisa Schlechty, Member at Large

2. President's Remarks
 - Pat Benning announced a change of agenda to allow for the Coastal Claims Insurance Negotiators presentation.

3. Josh Connor, President of Coastal Claims
Josh opened the remote presentation with a brief introduction about his background in insurance. He explained what his company does in terms of negotiating the differences in what the insurance offers the Association versus what they believe is owed.
 - The presentation was opened for questions and answers.
 - The Board thanked Josh and his partner Andrew Whiteman for their presentation.

4. Mike Murphy, Independent Spectrum Contract Negotiator
 - Murphy is a consultant to HOA and COA properties to shop for the best deals regarding the Association's cable packages. He provides this service to Ameritech for all of the properties they manage.
 - The new 5-year contract with Spectrum offers a one-time signing incentive of \$144,000, Mike has proposed a plan that will bring it to \$188,000, a \$44,000 increase.

- Murphy said the drafted contract includes a \$300 door fee as of now, but Murphy is seeking to get \$350 for the contract. Door fee is what they will pay the Association, per unit, to sign the new agreement.
- In addition to the one-time offer above, the current monthly fee per unit will drop from about \$58 a month, for our current contract, to \$46.50 a month. Saving \$3800 a month, per unit for the life of the new contract.
- Also in addition, the contract can/will increase a maximum of 4% per year. The current contract is 5%.
- The new contract will include:
 - ESPN+
 - Disney+
 - Paramount
 - Max
 - Streaming Aps
 - Contract will supply 3 (three) boxes, or 3 (three) Xumo remote controls.
 - Wi-Fi at the Clubhouse will be managed. Residents will log in by their password. Residents owing fees or such could be denied access to that Wi-Fi.

Ron moved to approve contract as submitted, allowing for the door fee price to increase if applicable. Pat seconded motion, and **passed unanimously**. Spectrum contract is accepted.

5. Pat asked for discussion on the progress of the Flint Drive Condo repairs.
 - Phil Colettis reports completion by Friday.
 - Roofing inspection is signed off. Drywall will be signed off.
 - Largo Piping will be out for gas hook up.
 - Gas stove will be delivered by Friday. They will be hooking everybody up.
 - Mike Perez states as far as we are concerned, the Association's responsibility will be complete Friday. Phil states that is correct. After that, the rest is on the homeowner.
 - Pat questioned if damage was done by the move, to plants, will it be covered.
 - Phil confirmed. Let him know what and he will take care of it.
6. The board in unison moved on to discuss issues with former property manager. Mike listens to complaints and offered confidence in moving forward with the new property manager.

7. Pat moved and Rod seconded the **motion to adjourn** the public portion of the Board meeting and move to Executive session with the Association Attorney to discuss employees and procedures. The **motion passed unanimously** and the zoom meeting was ended.

Respectfully submitted by Lexi Sesto with edits from the Board