

MABEL BRIDGE HOMEOWNERS' ASSOCIATION, INC

Board of Directors Meeting

October 27, 2022 at 3:30 PM

Zoom: <https://us02web.zoom.us/j/85812734316?pwd=bUNwRlFBMl9lOGhR3VEOWo1a292dz09>

Meeting ID: 858 1273 4316, Passcode: 581107

Board Officers: Rick Asadoorian (President), Jeremy Hecht (Sec/Treasurer)

Quorum Established by Rick Asadoorian and Jeremy Hecht

Called to Order: By Jeremy at 3:39pm.

Proof of Notice was posted at both community bulletin boards 48 hours in advance as required. Notice was also posted on the Associations Facebook page and website.

Specialty Management Company Presentation

- Matt Jordan and Kim Stitt from Specialty Management Company presented a proposal for management of Mabel Bridge Community to the Board of Directors.
- Their office is in Altamonte Springs.
- Proposal includes 12 inspections and 4 meetings. Specialty will review our documents to determine if 24 inspections are required and send an additional proposal if that is the case.
- Rick had reached out to them previously. They honored quote offered previously.
- Specialty has been in business since 1983. Matt Jordan has been in the industry since 1986.
- They currently manage 229 associations with 46 employees.
- Specialty has an Admin Dept is there to assist the CAMs. A Community Coordinator will be assigned to MB. Those staff members are always in the office to support the CAM and the community (answer calls, etc.).
- They have various specialists – Architecture, Access, Budget, etc.
- They use Vantaca Community Management system: <https://www.vantaca.com/features> This includes a resident portal and a Board area where discussions, approvals, etc. can take place.
- Office supplies are billed a la carte. Specialty claims to have lower prices than competitors and has transparent reporting of all costs.
- ARB process includes generation of a “ticket” where all attachments reside for members of the committee to access and use for decision making.
- They have one full and one part time transition specialist employees ready to onboard us.
- If we decide to work with them, they would intend to send out an “intro letter” earlier than usual to meet deadlines for ordering coupon books and to start communication asap.
- The Board and Committee Members asked several questions about their services and processes. All were answered. The only follow-up expected from Specialty is review of our inspection requirements and provide an updated proposal quote, if needed.
- <https://www.greatcommunities.com/Home.html>

Adjourned at 5:07pm