

INVERNESS MASTER HOMEOWNERS ASSOCIATION

**SPECIAL BOARD MEETING**

Minutes – Tuesday, March 14, 2017 (Revised)

The Board of Directors of the Inverness Master Homeowners Association was called for an executive session for the sole purpose of interviewing and choosing a management group that will represent IMHA effective April 1, 2017. The meeting was called to order by President Brad Green at approximately 5:45 p.m. at the Inverness Fire Station. A quorum was present.

**Board Members present:**

Brad Green (IMHA President/Woodford)  
Jim Baxter (Director, Inverness Green)  
Rick Bloom (Director, Town of Adam Brown)  
Ashley Cooper (Director, Kirkwall)  
Art Fleet (Director, Kerry Downs)  
Sallie Cox (Director, Selkirk)  
Joe Clark (IMHA Treasurer/Director, Summerwood)  
Liz Bishop (IMHA Secretary/Director Country Club Village)  
Lindsay Mardick (IMHA Vice President/Director Woodford)

**Board Members absent:**

Mat Adams (Director, Inverness Point)

Motion was made by Joe Clark and seconded by Lindsay Mardick to enter into special session. Motion carried unanimously.

**Minutes:** The Minutes of the February Board meeting were not presented. It was noted the February minutes and the March special meeting minutes will be presented at the regular March Board Meeting.

**Treasurer:** As this was not a regular Board meeting, we had no report from the Treasurer.

**New Business:** There was general review and discussion of the four management companies and the items to consider when choosing a management company:

- Overall cost plus extras
- Cost to add additional neighbors
- Managerial strength
- Primary contact's experience and strengths
- Additional points of contact
- Cost for afterhours meetings
- Termination of contract cost
- Response to Directors
- Reasonableness on enforcement of covenant violations

The Board then began interviews of the following four management firms:

- Rouland Management Services
- Associa McKay Management
- Southern Property Managers
- Premier Property Managers
- Boothby Realty was not available for interview.

Each management company gave a brief introduction of themselves and noted their key benefits to IMHA. Following the intro period, each Director was allowed to ask questions and ask for clarification of areas of their proposals that might not have been clear when reading their proposals.

Following the four companies' presentations and interviews and a discussion of each company's strengths and weaknesses, Rick Bloom moved to terminate Boothby Realty effective with the expiration of their contract on March 31, 2017. Motion was seconded by Sallie Cox. Motion carried unanimously.

Discussion was held regarding requested modifications to Southern's contract. Rick Bloom made a motion to hire Southern for the term April 1, 2017-March 31, 2019. Joe Clark seconded the motion, and the motion carried unanimously.

It was agreed that the hiring of Southern Property Management will be announced at the regular March meeting of the Board. (This will be included on the agenda for the March 21, 2017 meeting.) With no additional questions or comments, there was a motion to adjourn by Jim Baxter and seconded by Lindsay Mardick. Motion carried unanimously.

Meeting adjourned at approximately 8:50 pm.