

# Bull Run Unit 1 HOA Board of Directors Meeting

Date: 23 Jan 18

Purpose: Selection of Managing Agent for BRU1

Attendees: Phil Ross, President  
David Beverly, Dir.  
Bruce Gillander, Dir.  
David Ray, Dir.  
William Stimmel, Dir.

At the 14 Dec 17 BoD Meeting at 2724 Breton Ridge Drive, the Board approved unanimously to issue a Request for Proposal for the Managing Agent for BRU1. Five agencies were contacted:

- Homeowners Association Management, Inc.
- Total Professional Association Management, CPA LLC
- Kirby Management Group, LLC
- My HOA Services, LLC
- My Florida HOA, Inc.

Implicit with the Board's decision to publish an RFP for Managing Agent is the decision as to which company would be awarded the contract.

The first four companies provided proposals to BRU1 and those were the ones that were considered as applicants.

The Board began by unanimously agreeing that HOAMI would not be retained as a Managing Agent for BRU1 due to past inadequacies in performance of services. Poor performance was listed as inaccurate P&L statements over the past years, lack of proactive assistance to BRU1 in working within their assessment income, as well as other issues.

The Board also eliminated My HOA Services from contention due to a higher cost for essentially the same service as currently provided and the fact that the proposal was submitted past the due date.

The decision came down to a comparison between TPAM and KMG management groups. TPAM was selected for these reasons:

- Tied for lowest cost of services
- Only firm with a CPA license which eliminates the annual CPA fee for filing taxes
- More experience than the other firm
- A firm with which one director had previously experienced satisfactory services

