

# CAMBRIDGE MEWS CONDOMINIUM ASSOCIATION, INC

## Board of Directors Meeting

**DATE:** Friday, July 13, 2012 at 2:00 PM

**LOCATION:** Clubhouse

**CALL TO ORDER:** Jack Jolley called the Board of Directors meeting to order at 2:00 PM.

**DETERMINATION OF A QUORUM:** A quorum was established with 3 Board members present; Jack Jolley; President, Paul Lankes; Treasurer and Barbara Henschell; Secretary. Also present was Michelle Thibeault with Sunstate Association Management Group (SMG).

**PROOF OF NOTICE OF MEETING:** The notice for the meeting was posted in accordance with the Bylaws of the Association and the requirements of the Florida Statute 718.

**GUEST SPEAKER:** Steve Thompson from Najmy Thompson gave a lengthy presentation and discussion with the Board of Directors. Najmy Thompson is a full service law firm specializing in community associations representing close to 300 associations serving several counties. Steve has extended experience with developers. Najmy Thompson does not require a monetary retainer. Steve reported that the fee per hour for Cambridge Mews would be \$225.00 per hour.

A brief discussion was had with Attorney Steve Thompson over the Comcast Contract. Steve Thompson noted that it clearly states that the association may be able to terminate the contract; however, they would need 75% of the membership to vote out of the bulk rate contract. Steve noted that he would have to look at the contract to give a legal opinion. Steve Thompson reported that an Attorney would be needed in order to cancel the contract.

The Board thanked Steve Thompson for his presentation. Mr. Thompson was excused at 2:40 PM.

The Board had a brief discussion over the possible renewal or cancellation of the Comcast Contract.

**MINUTES: MOTION** was made by Barbara Henschell and Paul Lankes seconded to approve the June minutes as presented.

**FINANCIALS:** Paul reported insurance is set up on a payment plan with a 4% interest charge. Paul suggested the balance be paid to avoid interest. Paul reported that there is sufficient cash on hand to pay balance due.

**MOTION** was made by Paul Lankes and seconded by Barbara Henschell to instruct SMG to pay the balance of the insurance in full.

Michelle reported that the association's present insurance company is Insurance Services of Sarasota. Michelle reported that the Board may want to consider a higher deductible in order to lower the yearly insurance costs.

**Driveways:** Paul suggested that the association seek bids to repair the cracks in the driveways. The Board of Directors instructed Michelle to seek bids from a concrete company to repair the cracks in the driveways.

**GUEST SPEAKER FROM COMCAST:** Tess Gowell from Comcast presented Comcast services to the Board of Directors. Tess reported that there is a new call center for bulk customers. The phone number is: 866-405-9365. A lengthy discussion was had over developer turnover and the possibility of cancelling or renewing the Comcast contract. Paul explained that the association is pursuing negotiations will all vendor contracts. Tess explained that the position of Comcast is that the present court case is in another jurisdiction and hasn't been tested on the West Coast of Florida. Tess reported that since Cambridge Mews is small, Comcast certainly is not going to take this community to court and wants to work with Cambridge Mews. Tess reported that in order to move forward, the association would have to formally terminate the existing agreement and process a new agreement. Tess, also, reported that if the association wants to go into a retail situation even if they do not go with Comcast.

Comcast could choose to **not** enforce the agreement. Paul reported that the Board would like to entertain a more detailed discussion over pricing with Comcast. Tess reported that Comcast would like to do the transition (if there were one) no later than November. If the association wishes to entertain a retail agreement, Comcast can provide another team in retail. Tess reported that if the association would leave Comcast and enter into another bulk agreement with another cable company then Comcast would stop providing all their services including telephone. In addition, Tess reported that the shortest bulk agreement would be a 5 year contract with a 90 day notice.

The Board thanked Tess Gowell for attending the meeting and Ms. Gowell was excused at 3:08 PM.

**UNFINISHED BUSINESS:**

The Board had a brief discussion over the cancellation or renewal of the Comcast contract. The Board agreed to ask Verizon and Comcast for proposals for a 5 year agreement and look at which one is best for the community. The Board agreed that a membership vote would be needed in order to change cable vendors. Michelle reported that if the Board wants membership approval at the November membership meeting then the first notification to the membership must go out by September 1, 2012.

**NEXT MEETING DATE:** The next meeting will be on Friday, August 10<sup>th</sup>, 2012 at 2:00 PM at the clubhouse. Michelle was instructed to invite Insurance Services of Sarasota and a FIOS/Verizon representative. The Board agreed with management that this meetings intent would be to meet with Fios and Insurance Services. No formal decisions of the Board will be made at this time.

**ADJOURNMENT:** The meeting was adjourned at 3:30 PM

Respectfully submitted

*Michelle S. Thibeault*

Michelle Thibeault/CAM

Community Association Manager for the  
Board of Directors at Cambridge Mews