

Agenda

Laurel Thicket Board of Directors Meeting
Special HOA Management Company Meeting
August 28, 2024

1. The purpose of the meeting was to review the four HOA management proposals and interview the top contenders for managing the LTPOA. Two primary considerations is the transition process for the accounting processes and general HOA management.
2. Attendance: Elaine Clark, David Dorrough, Jerry Leeman, Barry Kolodziej, Dottie Gilbert, Cheryl Eagle, Jo Lynn Welda, Dave Carmony, Carol Carmony
3. Associa representative: Pam Linn, Raleigh Branch President. Manage 270 communities and 75 employees. 45 years. Largest in N. America.
 - a. Jerry discussed a two-part transition. First the accounting then in January 2025 full service. Pam went into detail about the accounting services and how the transition from self-management to HOA Property Management. Lots of questions and Associa responded very professionally to every question and had a solution for every issue. They are very experienced.
 - b. Monthly Accounting \$500.00; Monthly full service \$1506.00
4. Community Association Services, Inc. (CAS) Jonathan Stone, President of CAS. Located in Pine Hurst. Manage 260 communities in NC. 95 Employees. Monthly Accounting \$900.00. Full service \$1,250.00 monthly. Includes, once per month community inspection.
5. There were no other companies interviewed.
6. The BOD selected Community Association Services, Inc (CAS) as the preferred HOA management company. The characteristics for the selection was the cost, breadth of service, transition process and management team.
7. Both proposals are attached.

David Dorrough

Secretary

Attachments as stated.