

Starlight Cove Westchester Country Club HOA  
March 28, 2017 Board of Directors Meeting  
Meeting Summary

Hello Neighbor!

Just in case you were unable to attend the March 28, 2017 Board of Directors meeting and are interested in the agenda items that were discussed:

1. The Road Committee updated the community about the Road Project and provided details about the repaving project. The start date of the paving was announced as April 3<sup>rd</sup> and a handout with a street by street paving schedule and Homeowner Handout from the paving company will be distributed door-to-door on March 29<sup>th</sup> by the committee.
2. Pool lighting vendor selection was tabled until the next meeting as vendors were in process of submitting estimates.
3. The Florida Marketable Record Title Act (MRTA) requires preservation of the HOA's Declaration of Covenants every 30 years. The BOD sought guidance from the Association's legal counsel, KBR, to assist with the preparation of all proper documentation required to ensure that this process is properly and timely undertaken. As such, a MRTA Committee is to be formed and will be responsible for reviewing the covenants and suggesting relevant updates and changes to the documents as they relate to the current needs of the community, to remove ambiguity, etc. Your community needs help with this, so please consider volunteering. Send inquiries to: [StarlightBoynton@gmail.com](mailto:StarlightBoynton@gmail.com). Please note: This committee work will be at your discretion with anticipation of having information summarized for the 2018 budget year.
4. The Comcast cable contract was discussed. Substantial obstacles were experienced that altered the original proposal offer by Comcast. Essentially, the Association asked for pricing for a new contract that offered internet, two complimentary HD boxes and to maintain the current level of cable TV services to include HBO. Comcast informally, but in writing, offered a 5 year contract for these services at \$65 per household. When the formal contract was provided for signature of the Board, Comcast had reduced the cable package from Digital Preferred to Digital Basic (90 channel loss) and pulled HBO from our line-up. After lengthy back and forth negotiations, terms could not be agreed upon. Comcast refused to honor their initial offer to the Association and only agreed to reinstate it at a cost of \$75 per household, which exceeded our budget for 2017. With a 5-0 vote, it was decided that to proceed with either of the revised Comcast proposals would be a disservice to the community members. The current contract will automatically renew for 2 years at a 5% increase each year. In the meantime, the Board will ask for assistance from a bargaining contractor for Comcast, Hotwire and AT&T. The Board agreed to allow the Management Company to seek assistance from Community Cable Consultants in order to exhaust all possible negotiation options before closing the door to improved services from Comcast. Community Cable Consultants will negotiate with Comcast on behalf of the Association as a last attempt before the renewal takes place.