

Save \$\$\$\$ by minimizing the presence of your HOA property manager at monthly and other meeting

Note: some HOA property management companies (PMC) charge the HOA for the presence of their HOA property manager at your meeting. Check out your invoice from the PMC, get the detail, ask them, if the HOA is charged for every meeting their representative attends your monthly meeting, special meeting or any other HOA meeting. Many assess the HOA a meeting fee ranging from \$50 - 100+ for each meeting in which they participate.

Is their presence needed at the monthly Board meeting. Most likely not. They most likely complete a monthly report to the Board to support their monthly invoice. Their participation at the monthly meeting is mostly reading the report they provided to the Board. Any new business or proposals should be directed to the Board not the PMC. Consider cancelling their presence at the monthly meeting.

If you have HOA Committees that request the PMC to attend this can also be costly. What can the PMC contribute during the early stages of meetings? A committee completes its' work, writes a report to the Board and if an additional review is requested from the PMC the Board can make the request. Most likely the PMC has little if any knowledge of a Committee's specific task and thus their presence adds little.

In summary, if PMC attendance is charged as an additional fee to their base fee, consider mitigating or eliminating their presence. PMC's don't and shouldn't make HOA decisions: they are advisors. If they are too involved in HOA management and meetings they can drive an agenda in their favor. Think about limiting a PMC's involvement in your HOA to advising and coordinating activities and not getting them much at all involved in developing policy, contracting or other oversight activities.