

Mixson Assembly Board Meeting - Selecting New Management Company

October 3rd at 6:15pm. Location: 4617 Scout Aly.

In Attendance: Trevor Etninan, Stephen Johnson, Keegan Robbins, Courtney Koronkowski

1. Call to Order- 18:18
2. Review of need for meeting - Leasing & Management no longer can meet the needs of the community, need a new management company.
 - a. Explored three options:
 - i. CAMS (where Miranda went, sent bid)
 - ii. Ravenel & Associates (sent bid)
 - iii. First Serve Residential/Gold Crown Management (manages OTP, no longer recommended did not return bid)
3. Discussion
 - a. Key Differences between CAMS and Ravenel
 - b. CAMS
 - i. Big pitch is their tech stack, much more advanced and transparent than competition, easy access to records, finances, etc.
 - ii. Mobile application for homeowners
 - iii. Access to our previous community manager (continuity of knowledge)
 - iv. Managers oversee 12 communities on average
 - v. Corporation, not local, potential for more transactional relationship
 - c. Ravenel and Associates
 - i. Locally-owned, more partner attitude vs transactional
 - ii. Manages many area communities on King, Broad, East Bay streets, l'On, high-end portfolio
 - iii. Very selective in communities they choose, limits to 8 communities per Property Manager, more personalized service
 - iv. Tech - Significantly more capable than current systems, they advertise flexibility
 - v. Accounting - their software automates much of the process
 - d. Value of service vs tech, fresh relationship vs established one.
 - e. Costs
 - i. CAMS
 1. \$850 setup/transfer fee
 2. \$1,650/mo
 - ii. Ravenel
 1. \$300 setup/transfer fee (research deed records, governance records, etc. to ensure accuracy and completion of documents)
 2. \$2,000/mo
4. Motion - Trevor made motion to select Ravenel & Associates, with condition that we review 2025 budget to ensure affordability
 - a. Motion passed with two votes, Secretary dissenting.
5. Meeting adjourned at 19:08