

REQUEST FOR ACTION

To	The Collection Board of Directors				
Subject	Rescind Non-Resident Manager RFA				
Preparer	Taylor Nguyen				
Date	6/19/2019	For Board	Action	x	Info

EXECUTIVE SUMMARY

Background:

The Collection always had a Resident General Manager. About 2 weeks ago, three (3) Board members submitted in a RFA to change the current operation of the Collection from having a Resident Manager to a Non-resident manager. One week later, our Resident GM turned in his advance 2-week resignation notice. A meeting was held and the Board approved the Non-Resident Manager RFA. Two Board members called in and were told they are not allowed to cast the votes.

Action Request:

The approved RFA for Non-Resident Manager (NRM) has supportive data and these data were not verified by any of the Collection committees prior to the Board approval. The Board did not mention the RFA for NRM during the last public Board meeting and approved the RFA without owner knowledge or input.

I am requesting recent "approved" RFA for Non-Resident Manager to be rescinded.

RECOMMENDATION

The RFA for Non-Resident Manager should have been first submitted to the Budget & Financial Committee for review and verification of the supportive data for accuracy and source. It should also have been submitted thru the Governance & Security Committee for review as it is related to the safety, possible cut backs of services and legal ramifications. In addition, the Board should have solicited input from the owners/residents before approving the RFA.

Step Summary:

- Rescind the approved RFA for Non-Resident
- Send the RFA-NRM to the Budget & Finance Committee for review and data verification.
- Send the RFA-NRM to the Governance & Committee for review and recommendations
- Solicit input from the owners/residents
- Resubmit the RFA-NRM to the Board for approval

RATIONAL

The Collection is a very complex community. Changing the current operations from having a Resident GM to a Non-Resident GM could negatively affect the safety, security and services of the Collection community. Having a Non-Resident GM does not guarantee that the Collection will have a lower overall operational cost nor this will guarantee lower owner maintenance fees therefore RFA for NRM should have been carefully considered and reviewed by the Collection committees first.

Exhibits (If applicable)	Index	Title

FOR BOARD USE ONLY

CERTIFICATE OF BOARD ACTION

Approved	X	Declined		Noted		Returned		Deferred		Withdrawn
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Stipulations

Coordinating Instructions

Distribution Instructions

Recording Secretary	Desmond Oliveira	Action Date	06/25/19	RFA No.	09-2019
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