

Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 – 5988

(610) 436-8900 Telephone

(610) 436-5162 Facsimile

DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

February 2, 2017

Attendees: (A); B. Mangos (B); K. Fleming (C); P. Burt (D); Joe Jorda (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); Don Yonkunas (M); J. Poling (O); Norm Ricker (P); J. Bové (Q); J. Bellas (R); J. Lutley (S); B. Mertz (T); Kevin O'Brien (U); Bob Bove (V); B. Cotner (W); (Y); H. Willis; (Z) and E. McFalls.

President Boyd Mackleer called the meeting to order at 3:00 PM.

The minutes of the January 5, 2017 Master Association meeting were approved as submitted.

Boyd explained that the chief purpose of today's meeting was to see and hear a presentation from Bill and Sherry Kane of the Telecommunications Committee and act on their recommendation to enter into a new five (5) year agreement for a Verizon Triple Play package beginning in May, 2018.

Sherry Kane then made a presentation to the members regarding the efforts of the Telecommunications Committee in researching alternatives for Hershey's Mill upon the expiration of the Comcast agreement in May, 2018. The Committee invested over 500 hours researching television, internet, wifi, telephone and security communication needs and alternatives for Hershey's Mill. Six vendors were contacted and three (3) submitted proposals for providing expanded services here at Hershey's Mill. She reviewed a number of facts or truths which the Committee identified through the process and then reviewed the unanimous recommendation of the Committee and the Board for a Verizon Triple Play package of HDTV cable television service, high speed internet with 100/100 upload/download speeds, a wireless router for each home and telephone service with unlimited local and long distance calling. For any resident with the standard cable package, a phone line (for security alarm if nothing else) and an internet package, the average cost in HM would be about \$123.41, while the new Verizon FIOS package for HM providing better service will cost \$77.45. This would be a cost saving of \$45.96 per house per month over an average HM telecommunications package today.

Members asked a wide variety of questions for which Bill and Sherry offered answers to the best of their knowledge. Issues included clarification of services provided, Verizon's interfacing with HM Security alarms, how the transition would be planned and managed, relative costs for extra services, interaction with Channel 20, customer service provisions by Verizon, internet speeds vs. standard and upgraded Blast service from Comcast, maintenance or suspension of service for part time residents, etc.

Bill and Sherry distributed a handout with all pertinent information and a worksheet for residents to determine what their savings will be under the new plan.

A motion was made and seconded to accept the proposal as presented. The members voted unanimously in favor of the motion.

A question was then raised about the proposal in the BOD minutes about phasing out clickers and swipe cards and replacing them with proximity cards. Some concern was raised about reduced convenience for those wanting to let a line of their own guests in at the gates. After discussion, the vote was 15 to 7 to continue with the phase out plan as outlined in the Board's minutes.

Priscilla Burt reported on the East Goshen Township meeting on the Hershey's Mill Dam breach. She was pleased with the professional plans for a park-like design above the Dam. One concept anticipates the sight of flowing water through the Dam breach area.

Joe Bové distributed the annual questionnaires from the Marketing Committee for the village presidents to have completed for the new residents who moved into Hershey's Mill in the past year. He asked the presidents to please have them completed and returned to the mailbox at the Main Gate as soon as possible.

A question about Alarm self-testing failures indicated that there seems to be an issue in some villages with even the newer alarm panels. The Security Center's system receives most alarms successfully, so it is believed that the issue is related to how the alarms are hooked up to the telephone systems in the house.

There being no additional business the meeting was adjourned at 4:45 pm. The next meeting will be conducted on Thursday, March 2, 2017 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem