

Late Fee Charges	Per Board Direction	\$10 plus postage (bill HOA 1st)	\$10 plus postage (bill HOA 1st)			\$15 plus postage (bill HO 1st)		
ARC Fee	NONE	NONE (As long as Board does it or \$100 per application)	NONE	NONE	NONE	NONE	NONE	\$35 per ARC or NONE if HOA handles all ARCs
Postage Fees	UNKNOWN	Postage Fee	Postage Fee	Postage Fee	Postage Fee	Postage Fee	Postage Fee	Postage Fee
Envelope/Copy Fees	UNKNOWN	0.14/0.10		Staples Fee/0.80	\$130/mailer			
Registered Agent Fee	NONE	\$125 (Annually)	NONE	NONE	\$10 (one time)	\$20 (one time)	\$20	\$50 (annually)
Website Fee (Optional)	NONE	NONE	\$50 (Monthly)	NONE	NONE	NONE	N/A	N/A
Total Management Fee* (Monthly Management Fee + Applicable Annual Fees)	\$6,256.60	\$5,825.00	\$9,300.00	\$5,964.00	\$4,160.00	\$7,520.00	\$5,220.00	\$8,325.00
1st Year + Overlapping	N/A	\$6,341.80	\$9,816.80 - \$10,333.60	\$6,480.80 - \$6,997.60	\$4,676.80	\$8,036.80 - \$8,553.60	\$6,253.00	\$9,358.60
2nd Year	N/A	\$5,825.00	\$9,300.00	\$5,964.00	\$3,900.00	\$7,200.00	\$4,820.00	\$8,000.00

SERVICES	C Dan Joyner	XXX	XXX	XXX	XXX	XXX	XXX	XXX
Inspections	INCL (Monthly)	INCL (Monthly)	INCL (Monthly)	INCL (Monthly)	INCL (Monthly)	INCL (Monthly)	\$150 (per hour)	INCL (Monthly)
Financial Reports	INCL (Monthly)	INCL (Monthly)	INCL (Monthly)	INCL (Monthly)	INCL (Monthly)	INCL (Monthly)	INCL (Monthly)	INCL (Monthly)
Board Meeting Attendance	4 / Year (M-TH)	4 / Year (M-TH)	4 / Year	NONE	4 / Year	4 / Year	4 / Year	4 / Year
Annual HOA Mtg Attendance	1 / Year (Any Time)	1 / Year (M-TH)	1 / Year	1 / Year (M-TH)	1 / Year	1 / Year	1 / Year	1 / Year
Rescheduled HOA Mtg Attendance	Yes	*Yes	Yes	No	Yes	Yes	Yes	Yes
Charge for Rescheduled HOA Mtg	No Charge	No Charge	No Charge	N/A	No Charge	Yes	\$120 (per additional meetings, even if quorum is not met)	Depends on the circumstance

Special Meetings							*Extra charge in 15 min increments or can swap out for one of the included meeting attendance.	
ARCs			Done online, board reviews & approves, then mgmt generates approval letter to HO					\$35 per ARC or NONE if HOA handles all ARCs
Other		Will attend only 1 rescheduled Community HOA Mtg	Allotted 2 Hours/Week *Not including Meetings & Inspections	Does not find attending Board meetings necessary.			\$1.95 per EFT/ACH Fee for vendor payment	MUST SIGN 3 YEAR (36 MONTH) AGREEMENT; \$0.50 per Check written for vendor payments; \$10 1099/1096 Fee per vendor; Lockbox Fee of \$2.50 per vendor

TRANSFER PROCESS	C Dan Joyner	XXX	XXX	XXX	XXX	XXX	XXX	XXX
# Days to Complete Transfer	N/A	30 Days	60 Days	30-60 Days (Depending on C Dan Joyner)	25-30 Days	60 Days	30-60 Days	30-60 Days
Transition Process Provided	N/A	YES	YES	YES	YES	YES	YES	YES
Overlapping Amount	N/A	\$1,116.80	\$1,291.80 - \$2,583.60	\$1,013.80 - \$2,027.60	\$1,101.80	\$1,436.80 - \$1,953.60	1833.60	\$2,359

Other Notes:			*Exception: Property closer to us. Other references are of million dollar range.	*Saved 3rd Reference for Tie-Breaker if needed.	*2 Long term and 1 former responded. Newer client never responded.			
Reference Complete		No	Yes	Yes	No	Yes		

NOTES	C Dan Joyner	XXX	XXX	XXX	XXX	XXX		
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Property Managers have higher salary, start pay \$50k

Had an answer for our issues - immediately provided references for security camera

New company, about 4 years old - part of a franchise

Been around for 65 years+ - half of the company is in property management/real estate the other half is in construction

Usually deals with higher end clientele

She is the only HOA Manager dealing with 20+ properties

Lives across the street in Maplestead but is not their property manager

No more than 2 proposals

Stated that we can amend covenants without an attorney

Very frank, honest and forthright

Discussed during interview: solutions for meeting quorum

sidewalks

security camera

street signs

*Allotted 2
Hours/Week this
is for
homeowner
issues and Board
inititives; does
not include
meetings, does
not include site
inspection or
board meetings

Duke energy
lights being out

Smallest
community
managed is 8
Unit Community
in Downtown
Greenville

Have taken
communities
from C Dan
Joyner and our
community is
fairly simple

Join Community
Association
Institute - free
resources
including
directories

In-House
Maintenance
\$60/Hour