

Austin Lake Homeowners Association
HOA Special Meeting Minutes
October 20, 2025, 6:00 pm
Microsoft Team Call with Bill Withers, owner of Team Management LLC

Members Present:

President: Ruth Zimmerman
Vice President: Eva Margolies
Secretary: Susan Smith
Treasurer: Jack Sickling
Architecture: Paul Young

Absent:

Social Estee Lassiter
Grounds: John Gangemi

Bill Withers began by discussing the prevalence of HOAs with management companies. Most older HOAs are not professionally managed, but new communities (roughly 99 percent) are. Services that his company would provide are (1) consulting (\$100 per month), (2) finances (\$800 per month) (3) inspections and violations (\$450 per month). These services are offered in a cafeteria plan. HOAs can pick and choose services or select all. HOAs can change the type of package at any time.

In the Q &A session that followed, Bill explained that the HOA board would still be in control of making the rules, deciding on the amount of imposed fines, and establishing maintenance standards. The management company would be responsible for sending letters out, collecting fines, paying bills, proposing a budget, preparing taxes, and establishing a member portal. All these actions would be done with board approval.

No decision to use the management company was made at this time.

The meeting was adjourned at 7:00 pm.