

From The BHVA President

Letter to the Community

Change in BHVA Management;

Over the course of the last several months the BHVA board has been evaluating the current property management agreement. As you may know that agreement was signed about 2 years ago, and it was intended to meet the needs of the three-condo association as well as the needs of BHVA. When we began the evaluation process it became very clear that the needs of the condos are vastly different than the needs of BHVA, and it's almost impossible for one agreement to satisfy all of those needs.

During this review the board reached a decision to investigate moving our services to another management company. We felt it was absolutely necessary to understand if there was a better option than our current company. While we did take the time to meet not only with the condo presidents, but also with the management company, we still felt it was in our best interest to find out if we could do better.

We identified a highly qualified company to interview, *Crofton Perdue*. At that point in time the condo presidents advised the board that they were not interested in participating in the interview and that they were satisfied with the current company and had no plans to change.

The BHVA board conducted 3 meetings with the management team from Crofton Perdue and we were very impressed at what they had to offer. On September 25th the board voted to pursue a new contract with Crofton Perdue.

This is in no way an indictment of the services provided by the on-site staff at Bristol Harbour. We honestly feel that they all do a good job for us. Where we feel Crofton Perdue will provide superior services are in areas like financial management and budgeting, contract negotiations for capital projects and advice to the board on best HOA practices in areas like security and evaluating the need for shuttle services to the beach.

Effective 1/1/19 all of the property management functions for BHVA will be managed by Crofton Perdue. As we move through the transition process we will keep everyone informed of the changes that the new company will bring. As soon as possible we will be scheduling an open meeting to introduce Crofton Perdue to our community.

We did not make this decision without an in-depth evaluation of both companies and we feel very strongly that we have made the right choice.



Dan Loncto
BHVA President

