

mantra that, “he does nothing without the consent of the Boards.” It becomes self evident that this is not true when we find out what the Directors are not even aware of that goes on in our governance. The Managing Agent has often stated that his, :

1. First Priority is PCM,
2. Second Priority are his employees,
3. Third Priority is his performance measurement, and, (assumed by 1 & 2 above)
4. Fourth Priority is the owners.

With these in mind then, when the Managing Agent makes a decision one of the basic premises states that, higher assessments benefit PCM and lower assessments do NOT benefit PCM.

For example, if there is a decision concerning wages, the Managing Agent places his employees wages as a higher priority than the owners assessments. Without any restrictions by the Boards, he will reach into our, “ever full” pockets and follow his priorities. He has no fear of a low performance measurement since that hardly ever gets reviewed, even though it should be a yearly measurement by the Boards.

What imposes a Managing Agent to govern with the proper priorities?

1. Ethics
2. Morality
3. Honesty
4. Virtue, and,
5. Fear

If an individual has 1-4 above, there is no need for oversight since that is an inherent consequence of those characteristics. Finding such an individual is the objective of most companies because it results in a level of “TRUST” that will make Priorities a non-issue.

Unfortunately, in today’s environment, “FEAR” becomes a critical ingredient. By instilling “FEAR” you can establish control over a Managing Agent.. But, our Boards are too weak to create “FEAR” since they are generally the ones with the greatest “FEAR.” It takes strength to stand up to someone who has control. Our Managing Agent is the one who instills “FEAR” when it should really be the other way around!

A New Blog

For those of you that are computer literate. Be sure to check out the following:

<http://goingsonlww.blogspot.com>

Get Real

Almost every budget at state and federal level has been cut. People are losing jobs, taking pay cuts and/or working less hours. The purpose of hiring a Management Company is to run the community efficiently WHILE LOWERING COSTS! What don't they get about NO INCREASES?!

We will get no cost of living increases in 2010. Our IRA's and investments have all decreased. Where do they think this money is going to come from? I don't care if we could get building costs lowered because builders need jobs. WE DON'T HAVE THE MONEY.....ANY AMOUNT....TO BE SPENDING ON STUPID AMENITIES WE DON'T NEED. Pretty buildings, etc., is not the premise this community was designed for.

WHEN WILL THEY GET REAL?