

The Board's Bulk Internet Decision Checklist

A practical conversation guide for condominium and HOA boards evaluating building-wide internet.
General information only - have association counsel review your governing documents and agreement.

1. Confirm authority before pricing

- Review the declaration, bylaws, and any existing bulk-service authority.
- Ask association counsel whether internet can be treated as a common expense and what owner approval, if any, applies.
- Identify who must participate in the decision: board, manager, owners, developer, or lender.

2. Map the building before inviting proposals

- Collect the property address, approximate unit count, property type, and current providers.
- Find the current agreement, renewal notice date, service scope, price escalators, and termination language.
- Document points of entry, risers, wiring condition, and any access constraints.

3. Compare proposals on the full decision

- Resident price, speeds, equipment, installation process, and support model.
- Association economics: recurring share, concessions, fees, and any capital responsibility.
- Term, escalators, renewal mechanics, service levels, upgrade rights, and exit rights.

4. Make the owner communication easy

- Prepare a one-page explanation of what changes, what residents pay, and what remains optional.
- Explain the approval path, timing, and how questions will be handled.
- Do not promise savings or legal outcomes until the contract and governing documents are reviewed.

5. Set the next decision date

- Choose the date to gather documents, compare qualified bids, and decide whether to proceed.
- If an incumbent agreement is in place, calendar its notice deadline now.
- Assign one person to own the document set and carrier communication.

Need a property-specific starting point? MDU Advisors can map the networks at your address, review the decision inputs, and put qualified carrier options side by side - at no cost to the property.

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