

Requirements

TV

- Ability to stream on TV in every room
- Keep reoccurring costs to a minimum
- Vendor support for solution when issues arise, minimize on-site support.
- Implementation Costs minimized
- No external equipment installation on balconies
- Better channel options
- Reduce the need for owners to consider other options such as satellite TV or metered internet
- Vendor tech support

Internet

- Ability to utilize internet with excellent coverage throughout the condo - including bedrooms
- Vendor supported solution for entire solution set including troubleshooting when owners have issues connecting devices and internal coverage
- Keep reoccurring costs to a minimum
- Implementation costs to a minimum
- No external equipment on balconies
- Reliable consistent connection. Possibly an SLA
- Tech Support for owners, more than an email address, and more than 9 to 5 Mon-Fri
- Reduce the need for owners to consider other options such as satellite TV or metered internet

Considerations

- We need to work with the City to determine what options they have investigated in the past and what if any preferred contracts the City has. Xfinity has been a City preferred vendor in past.
- We need to seriously consider the restrictions we have as an all-concrete building. This has been an issue in the past with both tv and internet.
- We need to be forward thinking and examine what could work for us in 2026 and beyond. Will there possibly be new options in future we have not considered. Can vendors give us a view of next 3 to 5 years?
- Most importantly, we need to consider the demographic of our ownership. While we are getting younger as a building, we cannot move quickly into new technology if we will create issues for owners, renters and staff.
- We need to examine what our building is like Memorial Day to Labor Day/how many devices etc., especially as renters take over the building and have multiple devices. While keeping in mind it is only 3 months out of 12. Owners come first.
- With reference to routers being installed by Landmark in owners' units, this creates a performance issue referred to as double NAT.
- While supplying bulk cable TV to all the owners has its drawbacks, one concern to consider is if the Condo Association did not include some form of cable TV it could open the door to owners installing satellite dishes on their balconies. This could void the ProCoat warranty (if physically attached to the building), be somewhat unsightly and also raise concerns of them detaching during a heavy storm/hurricane or by other means. There is a FCC Rule/Law that prohibits apartments and condominiums from restricting owners/tenants from installing OTARD (over the air reception devices). An owner is less likely to install a satellite dish if they are getting cable TV included in their condo fees. Investigating a Dish or Direct Tv Bulk Plan for the building is definitely an option.
- WIFI 7 release date is expected in May 2024.
- Eliminating the building WIFI for individual units is an option to consider but comes with drawbacks. Having so many individual/personal routers broadcasting overlapping signals so close to each other (theoretically one in every unit) could create channel congestion and performance issues especially for devices that use the 2.4 GHz band.
- Do we NEED WIFI in the common areas? Especially if we moved away from a building WIFI network. Not sure the cost would justify the benefit.
- One thing to consider, which wasn't mentioned, is an SLA (Service Level Agreement) which is commonplace in the IT industry. I don't believe the condo association has one with Landmark or not, but it would be extremely beneficial to have and implement.