



It has been an honor to run for a seat on your PIPOA Board. I truly believe that this seat belongs to the Members. If you trust me with a seat on this board, I pledge to work every day for the PIPOA and the Membership.

The Board year is short, generally just 10 meetings, so the work must begin immediately. If elected, I plan to begin that work on Saturday March 9th.

Once the election results are announced, the new Board will take their seats. Traditionally the new Board elects Officers then adjourns. This Saturday, if elected, I will set some immediate goals in motion.

- 1) I will ask the Executive Director to prepare a summary of all recent bulkhead repairs as well as currently projected repairs. The work of understanding our bulkheads and projected maintenance costs must begin immediately. I believe this is our most urgent need. I will ask that this report be presented to the Board AND the Members at the March Board meeting.
- 2) I will ask the Executive Director, at the March board meeting, to provide an estimated time-frame that the new secure website will be available.
- 3) I will request a PIPOA email account. I will use ONLY this account to communicate with the Board and the Members. I will publish all my email monthly (redacted for Member privacy only). Any and all PIPOA correspondence is the property of the Members and should be easily available. No records request should be required.
- 4) I will ask the Board to authorize the investigation of using an electronic forum for Board and Committee meetings and mid-month Board discussions (forums like WebEx or GoToMeeting). Just like current Member provided live streams, Members could watch the electronic meetings as they happen or watch the recordings after the fact. These recordings could be used as our official minutes along with written documentation of any votes. The recordings and vote documentation can be marked as DRAFT until such time as officially approved. But they should be available to the Members immediately.

- 5) As I have previously written, our ACC processes need a serious review. I will ask the Board to schedule a workshop with the Board attorney so that we can understand what we are and are not allowed to do. This workshop to be presented electronically to the Members as well.

- 6) I will ask for an opinion from the Board attorney concerning Article Four of our Articles of Incorporation, specifically to understand what common areas we own and what projects we are legally permitted to fund. Should we discover that the current budget contains funding for projects that are not permitted, I will work with the Board and the Members to find a solution. That solution may call for the amending of our Articles of Incorporation by a vote of the full membership. Or, it may require us to stop some unauthorized spending. Understanding this issue will take some time so I want to get the discussions going now.

Much progress has happened these past 12 months, but difficult work is still ahead of us. This is difficult work I am willing to undertake. I ask you to trust me with your vote.

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