

Mission Hills Condo Assn

c/o Ameri-Tech Community Management, Inc.

24701 US Highway 19N, Suite 102

Clearwater, FL 33763

Phone (727) 726-8000 Fax (727) 723-1101

January 28, 2022

Attention Homeowner;

In the first mailing of the Annual Meeting it was noted that the day of the meeting stated was March 1, 2021. Please note the correct date is **March 1, 2022**. Looking forward to seeing you at the meeting.

James J. Mateka, LCAM
AmeriTech Management

SAMPLE

Mission Hills Condo Assn

c/o Ameri-Tech Community Management, Inc.
24701 US Highway 19N, Suite 102
Clearwater, FL 33763
Phone (727) 726-8000 Fax (727) 723-1101

NOTICE

January 25, 2022

**Re: Mission Hills Condominiums
Board Election Meet the Candidates Night**

Dear members of the Mission Hills Condominium Community:

Please be informed that a "Meet the Candidates" night will take place on Thursday February 3, 2022. The evening will begin at 6:00PM at the Mission Hills Clubhouse.

This non-debate event will allow each candidate a total of 5 minutes to speak and field questions regarding their qualifications to be on the board of directors.

Please plan to attend as this will be an excellent opportunity for you to meet and become familiar with your board candidates and help you make an informed decision when casting your election ballot.

See you on the 3rd.

For the Board of Directors.

Sincerely,

James J. Mateka, LCAM
Ameri-Tech Community Management
727-726-8000 EXT 269

Cc: Annual Meeting File

MISSION HILLS

CONDOMINIUM ASSOCIATION, INC.

1401 MISSION HILLS BLVD, CLEARWATER, FL 33759

Phone: (727) 797-6402 Fax: (727) 797-1822

Date: January 25, 2022

To: Our Neighbors

From: Your Board of Directors

Subject: 2022 Annual Meeting

Your participation in our 2022 Annual Meeting is extremely important. Regardless if you plan on attending the annual meeting on March 1, 2022 in person, we urge you to respond by sending your proxy and sealed board candidate ballot back by one of the following ways:

PROXY

1. Mail your proxy in the proxy envelope provided.
2. Drop your proxy off at the Mission Hills Office.
3. Drop your proxy off at the AmeriTech office.
4. Do not put your proxy in the ballot envelope.

BALLOT

5. Mail your ballot in the ballot envelope provided.
6. Drop your ballot off at the Mission Hills Office.
7. Drop your ballot off at the AmeriTech office.
8. Make sure you sign the outer return ballot envelope, or it will be marked "Void".

By returning your proxy and sealed candidate ballot in one of the ways noted above, time can be saved at the meeting by:

1. Completing the proxy count and validate receipt of ballots prior to the commencement of the meeting.
2. Allowing time for proxies and ballots to be received.

Please note: Board Candidate Ballots will not be opened until the voting poll is closed at the annual Meeting.

MISSION HILLS CONDOMINIUM ASSOCIATION, INC.

SECOND NOTICE OF ANNUAL MEETING, ELECTION OF DIRECTORS AND AMENDMENT MEETING

To All MISSION HILLS CONDOMINIUM ASSOCIATION, INC. Members,
The ANNUAL MEETING and AMENDMENT MEETING of MISSION HILLS CONDOMINIUM
ASSOCIATION, INC. will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: TUESDAY, MARCH 01, 2022 AT 6:00 PM (Sign in at 5:30PM)**
- **LOCATION: MISSION HILLS CLUBHOUSE, 1401 MISSION HILLS BLVD.,
CLEARWATER, FL 33759**

Enclosed with this notice is the Agenda for the Annual Meeting, Amendment Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of selecting the Directors and conducting such other business as may lawfully be conducted.

This year eleven (11) Homeowners have submitted their intents to be considered as members of the Board of Directors. There are currently five (5) positions open for the 2022 Board of Directors. Enclosed are directions for casting your 'Ballot' for the five (5) of the candidates which you feel will best serve the Association. Nominations cannot be taken from the floor. Immediately following the Annual Meeting, the Board will meet briefly to elect Officers.

Amendment Meeting Agenda

1. Certify Quorum of the Board and Membership
2. Vote Results Article XII, Parking Section 1
3. Vote Results XVII, Parking of the Declaration to add Section 3
4. Vote Results Article IV, Administration, of the By-Laws
4. **Adjournment**

Annual Meeting Agenda

1. Call to Order
2. Proof of Notice of the Meeting
3. Certifying of Proxies & Establish Quorum
4. Read or Waive Minutes of Last Members' Meeting
5. Candidates have read and agree to abide by Association Documents
6. Motion to close the Ballot Box
7. Election of Directors
Selection of 6 NON-Candidate Members to count the Ballots
8. Reports of Officers and Committees
9. New Business
 - a. Vote Results
 - b. Seating of the new Board
10. **Adjournment**

The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

**BY ORDER OF THE BOARD OF DIRECTORS
JAMES J. MATEKA, LCAM**

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

NOTICE is hereby given that the Board of Directors will hold meeting as follows:

- **DATE / TIME: TUESDAY, MARCH 01, 2022 Following the Annual Meeting**
 - **LOCATION: MISSION HILLS CLUBHOUSE, 1401 MISSION HILLS CLEARWATER, FL 33759**
1. Call to Order
 2. Appoint Chairperson of the Meeting
 3. Appoint Officer Positions
- (1) President, (2) Vice President, (3) Treasurer, (4) Secretary
 - 4. **Adjournment**

ALL OWNERS ARE WELCOME TO ATTEND

**BY ORDER OF THE BOARD OF DIRECTORS
JAMES MATEKA, LCAM**

MISSION HILLS CONDOMINIUM ASSOCIATION, INC.
LIMITED PROXY

March 1, 2022
6:00 P.M.

TO: Secretary

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby appoints the Secretary of the Association, his or her designee, or _____, attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the Members Meeting of the Association, to be held at MISSION HILLS CLUBHOUSE, 1401 MISSION HILLS BLVD., CLEARWATER, FL 337, on MARCH 1, 2022 at 6:00 P.M., and any adjournment thereof, according to the number of votes that undersigned would be entitled to vote if then present in accordance with the specifications hereinafter made, as follows:

This Proxy may be used for quorum purposes.

Limited Powers

I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters only as indicated below.

1. Shall Article XVII, Parking, Section 1, Four Wheeled, Passenger Motor Vehicles, of the Declaration be amended to read as shown on the attached Exhibit "A"?

_____ Yes, in favor of amendment. _____ No, not in favor of amendment.

2. Shall Article XVII, Parking, of the Declaration be amended to add a new Section 3, Electric Vehicles, to read as shown on the attached Exhibit "A"?

_____ Yes, in favor of amendment. _____ No, not in favor of amendment.

3. Shall Article IV, Administration, of the By-Laws be amended to read as shown on the attached Exhibit "A"?

_____ Yes, in favor of amendment. _____ No, not in favor of amendment.

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or any change, adjournment, or continuation of it, and revoke all prior proxies previously executed.

Dated: _____

Owner Signatures

Owner Printed Name(s): _____

Unit#/Address: _____

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____

Proxy _____

(In no event shall this proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given.)

SCHEDULE OF AMENDMENTS
TO
DECLARATION FOR THE CREATION AND ESTABLISHMENT OF
MISSION HILLS CONDOMINIUM

ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY STRIKE THROUGH
OMISSIONS INDICATED BY ELLIPSIS...

1. Article XVII, Parking, Section 1, Four Wheeled, Passenger Motor Vehicles, of the Declaration shall be amended to read as follows:

Section 1. Four Wheeled, Passenger Motor Vehicles: All parking spaces and/or areas not identified by number and letter, thereby constituting Limited Common Elements as herein before provided, shall be used in common by the unit owners, their guests and invitees pursuant to reasonable rules and regulations to be adopted from time to time by the Association. Unit Owners, their guests and invitees may not park in any parking space assigned to another unit owner. The written permission must be on file in the Association office. Unit Owners are limited to no more than two (2) motor vehicles per unit to be parked on condominium property unless prior permission has been granted by a majority of Board of Directors in writing. No vehicles of any kind may be parked on the street within the condominium property where a sign is posted prohibited parking. No vehicles which are used for commercial purposes may be brought onto or parked, either temporarily or permanently, on the condominium property; provided, however, that trucks used by service contractors having business with a unit owner may be parked temporarily on the condominium property but only while the contractor is actively performing service for the unit owner or approved by the Association. No vehicles displaying logos, signage and/or graphics of a commercial nature shall be parked within the condominium property unless said logos, signage and/or graphics are covered by magnets or a retail vehicle cover and only with the written approval of the Board.

No person may bring onto or keep on the condominium property a vehicle of any kind that is inoperative, or that does not then have a current registration and license plate. All vehicles must obey all posted parking signs including, but not limited to, alternate side of the street parking requirements, and parking in the direction of the traffic flow. If any vehicle is parked in a location on the condominium property in violation of this Article, such vehicle shall be considered parked in an unauthorized location as contemplated by Chapter 715, Florida Statutes, and the Association shall have the authority to cause the offending vehicle to be towed from the condominium property as provided by that Chapter.

2. Article XVII, Parking, of the Declaration shall be amended to add a new Section 3, Electric Vehicles, to read as follows:

Section 3. Electric Vehicles. Electric car charging stations may be installed in the assigned limited common element parking space, but must first be approved by the Board prior to such installation and must be fully in accordance with Section 718.113, Florida Statute.

SCHEDULE OF AMENDMENTS
TO
BY-LAWS
OF
MISSION HILLS CONDOMINIUM ASSOCIATION, INC.

ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY STRIKE THROUGH
OMISSIONS INDICATED BY ELLIPSIS....

1. Article IV, Administration, of the By-Laws shall be amended to read as follows:

Article IV
Administration

Section 1. Number and Qualification. The number of Directors that shall constitute the Board shall be five (5) and the first five (5) member Board of Directors shall be elected at the annual meeting of the Association in November, 1977.

Section 2. Representation and Districting. All Directors shall serve for the Association and its members on an "At-Large" basis, and no Director shall be required to be elected from any particular phases of the condominium as same are shown in sheets 4 through 13, inclusive, of the Condominium Plat. All Directors shall be members of the Association, however, full-time, continuous residency for each twelve (12) months of a calendar year shall not be a requirement for election to the Board of the Association.

Section 3. Directors shall be elected by secret ballot and by a plurality of the votes cast at the annual meeting of the Association and each member shall be entitled to vote for as many nominees as there are vacancies to be filled.

Section 4. Candidates for the Board of Directors. Candidates must be eligible to serve on the Board of Directors on or before the deadline for submitting a notice of intent to run. Any person seeking election must qualify per the standards listed in Florida Statutes Chapter 718.112(2)(d) and subparagraph 4(a).

Section 5. Each Directors shall be elected to serve one (1) year terms.

~~Section 6. Any Director may be removed by concurrence of two thirds (2/3) of the members of the Association at a special meeting of that Association called for that purpose. The vacancy thereby created in the Board shall be filled by the members of the Association at the same meeting.~~

Section ~~7~~ 6. Except as to vacancies created by removal of a Director by the members, vacancies in the Board occurring between annual meetings and/or elections shall be filled by remaining Directors, within a period not to exceed sixty (60) days.

Section ~~8~~ 7. The term of each Director's service shall extend until his successor is duly elected and qualified or until he is removed as herein elsewhere

provided, and his term shall end in accordance with that which is hereinabove set forth as to terms of office for Directors.

Section ~~9~~ 8. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are noted by the Declaration, the Articles of Incorporation of the Condominium Association, the Condominium Act, these By-Laws directed to be exercised and done by the members of offices. The powers of the Board shall include but not be limited to, the following:

- (a) All powers and duties of the Condominium as set forth in the Condominium Act and in the Articles of Incorporation of the Association, except as limited as provided above.
- (b) To prepare and adopt an annual operating budget, which budget shall be sufficient in amount to pay for all necessary expenses and expenditures to be shared in common by the respective owners of units and including a reasonable reserve for repairs, upkeep and replacement of the common elements and for contingencies.
- (c) To prepare a detailed report of the acts, accounts and statements of income and expense for the previous year, and present same at the annual meeting of members.
- (d) To determine who will act as legal counsel for the Association whenever necessary.
- (e) To determine the depository for the funds of the Association.
- (f) To acquire the necessary personnel needed for the maintenance, care, and upkeep of the common elements, and set the salaries of said personnel.
- (g) Assess and collect all assessments pursuant to the Condominium Act.

Section ~~10~~ 9. Management Agent. The Board of Directors may employ for the Association a management agent at a compensation established by the Board to perform such duties, services and powers as the Board shall authorize, including, but not limited to, the duties, services and powers listed in Section ~~9~~ 8 of this Article.

Section ~~11~~ 10. Compensation. No compensation shall be paid to Directors for their services as Directors. No remuneration shall be paid to a Director for services performed by him for the Association in any other capacity, unless a resolution authorizing such remuneration shall have been unanimously adopted by the Board of Directors before the services are undertaken.

Section ~~12~~ 11. The first meeting of the first Board of Directors elected pursuant to this Amendment shall be held within ten (10) days after such election, at such place as shall be fixed by the Board, and no notice thereof shall be necessary to the newly elected Directors in order to legally constitute such meeting, providing all members of the Board of Directors shall be present in person or by proxy.

Section 12. Regular Meetings. Regular meetings of the Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors, but at least four (4) such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally, by mail, telephone or telegraph, at least three (3) days prior to the day named for such meeting.

Section 13. Special Meetings. Special meetings of the Board of Directors may be called by the President on three (3) days' notice to each Director, given personally or by mail, telephone or telegraph, which notice shall state the time, place (as hereinabove provided), and purpose of meeting. Special meetings of the Board of Directors shall be called by the President or Secretary, in like manner and on like notice, on the written request of at least five (5) Directors.

Section 14. Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board of Directors shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 15. Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at the meeting at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

Section 16. Fidelity Bonds. The Board of Directors may require that all officers and employees of the Association handling or responsible for the Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

Section 17. Designation of Officers. The principal officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by and from the Board of Directors. The Board of Directors may appoint an Assistant Treasurer and an Assistant Secretary, and such other officers as in their judgment may be necessary.

Section 18. Election of Directors. The officers of the Association shall be elected annually by the Board of Directors at the organization meeting of each new Board, and shall hold office at the pleasure of the Board.

Section 19. Removal of Officers. ~~Upon an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose. Any member of the Board of Directors may be removed from office, with or without cause, by the vote or written agreement of a majority of all voting interests. A special meeting of unit owners to recall a member or members of the board may~~

be called by ten (10%) percent of the voting interests provided notice of the meeting of unit owners is given. The notice must state the purpose of the meeting. Electronic transmission may not be used for this notice as per Section 718.112(2)(i), Florida Statute, subparagraphs 1 through 7.

Section 21 20. President. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of President of an Association.

Section 22 21. Vice President. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

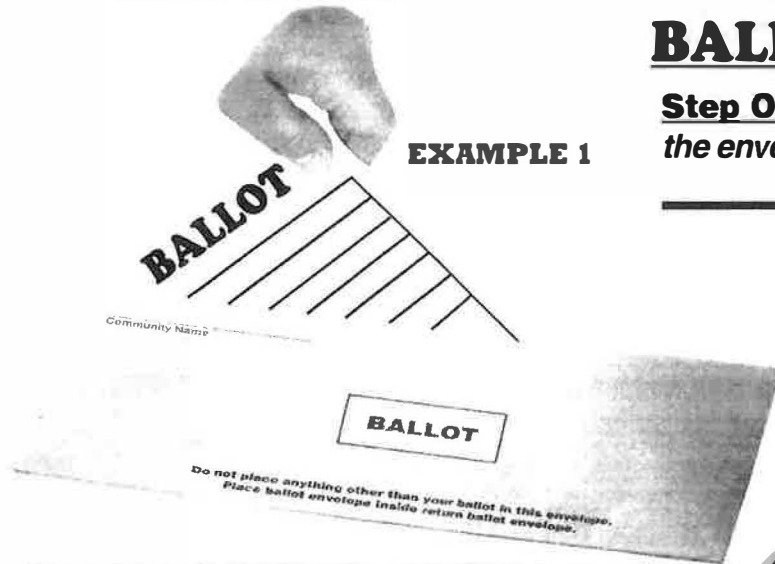
Section 23 22. Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors, and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board of Directors may direct; and he shall, in general, perform all the duties incident to the office of Secretary.

Section 24 23. Treasurer. The Treasurer shall have the responsibility for Association funds and securities, and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board of Directors.

ASSOCIATION ANNUAL MEETING INSTRUCTIONS: HOW TO COMPLETE YOUR BALLOT AND PROXY THROUGH THE MAIL

BALLOT INSTRUCTIONS

Step One: Complete the ballot and place into the envelope marked "BALLOT." (See example 1)



EXAMPLE 1

EXAMPLE 2

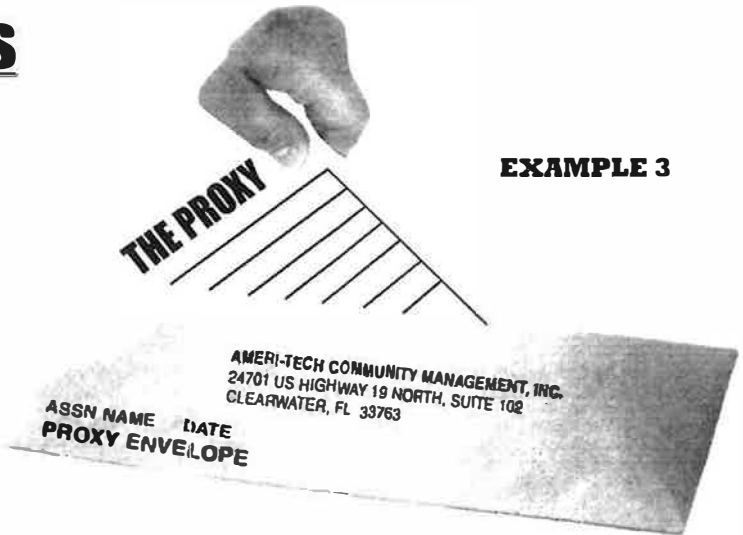
Step Two: Place your Ballot Envelope into the "OUTER RETURN BALLOT ENVELOPE" provided. (See example 2). Before mailing, please complete the RETURN SECTION of the Outer Return Ballot Envelope and **SIGN YOUR NAME on the signature line.** (See Arrow).



PROXY INSTRUCTIONS

(IF YOU DO NOT PLAN TO ATTEND)

Step One: Complete your Proxy and place into the envelope marked "PROXY ENVELOPE." (See example 3).



EXAMPLE 3



This form provided by:
AMERI-TECH COMMUNITY MANAGEMENT, INC.



Cheryl Acton

Qualifications:

Education: Elementary School Teacher (Argentina)

Worked for about 15 years for a Fortune 150 company in different capacities. Started in the Sales field, Promoted to Divisional Sales Training Manager for the South East Division, then as A Divisional Manager for the Latin America continent and Caribbean.

Mortgage Broker Licence - Not active

Health and Life Insurance License - Not Active

Book keeper and Bank Officer for family business.

Vice President and Treasurer for the family property management rentals

Worked about 20 years as a Crew Member for a major U.S airline.

Present: Manager of a Community Garden

Mission Hills Finance Committee Member since 2021

My History:

My Mom purchased a condo in Mission Hills in 2001 and passed in 2011. I always loved Mission Hills to the point that when I got married, my husband and I purchased second unit. I had a tenant living in that unit, she loved it so much that she purchased one. When my friend visited from Argentina and stayed with my Mom, she loved it so much that she purchase a unit. As you can see, I love it here as does my husband.

My Mission:

This is a great community and is it called a "Diamond in the rough." I like to think of it as a cut Diamond with lots of glittering people.

Managing, budgeting, and funding for high cost capital items takes a committed and knowledgeable board.

I have acquired a wide and diverse experience throughout my life where it can be of use to the residents of Mission Hills.

I envision Mission Hills as an affordable, grand, modern, traditional, safe and sustainable living. We have a lot of green areas to enjoy and lots of activities to participate in.

It will be a privilege to serve on the Board of Administration with the dedicated members we enjoy today. Together, we can work together in a highly collaborative manner to address the day-to-day challenges of operating a community within the costs constraints of an association's budget. Maintaining and improving the assets of our community within the limits of its revenue, as well as the safety and affordability for residents will be my highest priority.

My name is Natalie Arnold. I have owned and lived full time in Mission Hub for 8 yrs.

Before retiring I was a catering manager for Sodexo at Penn University in Oakland Pa.

I have always been involved with the Residents and Activities since Al Holden. Everyone cooking the Real dinner in the kitchen. Those were the days that is the Booster Club and the Documents meeting. That is why I am submitting I feel I am a full time Resident and I try to get involved with our Residents which our Board members should

Natalie Arnold



Arlene Doutre

My name is Arlene Doutre, my husband's name is Jeff Doutre, I have 2 grown successful daughters and 6 grandchildren.

I have been enjoying Mission Hills since 2001 vacationing with my in-laws, Frank and Donna Doutre until my husband and I purchased a condo in 2011.

Approximately 3 years ago, I became a permanent resident of Florida; returning to Michigan for a few months in the summer.

I worked for UPS as a delivery driver for 35 years where I learned to work under pressure, to manage my time wisely while doing the best job possible for my company.

But my heart was in customer service because I truly cared about my customer's concerns. I did everything in my power to help them achieve their goals and, if I couldn't, I searched out the person that could **ALL while keeping the customer informed of the progress until it was resolved. I was their PERSONAL REPRESENTATIVE.**

I love Mission Hills!! I love the people and the good friends I have here.

I'm looking forward to be able to work with the Board in order to enhance the communication between the residents and the board by listening to both sides **while keeping the residents informed of the progress of their concerns until it is resolved.**

I am a good listener who cares about you!!!

I Would like to be **YOUR PERSONAL REPRESENTATIVE!!!**

Regina A. Hickey
2971 Flint Drive S
Clearwater, FL 33759
412-600-0802

January 6, 2022

Mission Hills Condominium Association, Inc.
c/o Ameri-Tech Community Management Inc.
24701 US Highway 19 N, Suite 102
Clearwater, FL 33763

I hereby submit my "Notice of Intent to be a Candidate for the Board".

I have been involved with Mission Hills finances since serving on the Finance Team for three years and two years as Board Treasurer.

If elected to the Board I will continue to serve in the best interest of the residents of Mission Hills.

Debora C. Higgins

1502 Mission Hills Blvd.
Clearwater, FL 33759-2527
727-204-2286
dchiggins0504@hotmail.com

EXPERIENCE

I have over 45 years of experience as an Administrative/Executive Assistant. I have worked as a Personal Assistant for the past 19 years (it will be 20 years in March). I work from home for one family, and I also do the bookkeeping for his two 501(c)(3) non-profit organizations.

I became a Board member for Mission Hills in March 2020 (right as COVID restrictions hit our community) and currently serve as Secretary, as well as editor for the Mission Hills Post. I would be honored to continue serving this community and would appreciate your vote.

My skills and experience are extensive and include the following:

- Highly organized and efficient
- Spent the last 18 years doing all financials and bookkeeping for my employer, who has an extensive portfolio and substantial requirements for reporting regarding him and his family
- Extensive experience in QuickBooks Accountant and all Microsoft Office products (i.e., Outlook, Word, Excel, PowerPoint, and Publisher)
- I have also created several databases in FileMaker Pro
- I worked for IBM for 14 years and was an editor for part of my time there
- I was also the IBM Club President for two of those years, which was the social organization for employee events. Just to provide perspective on how many employees/families were involved, one of the events I directed during my tenure was the annual employee "picnic," where we rented all of Busch Gardens for a day.
- I have served as secretary for several other social organizations and committees.

Kay Hunt

I live in Mission Hills full time and have been a resident for the past seven years. Five of those years I have served on the Board of Directors, as Secretary, President and Vice President.

I have had the pleasure of serving with some amazing people on this Board and the previous Board. We as a team have accomplished a lot and will continue with the mind set to do what is necessary for the well-being of this community.

My background is in retail as a department manager, manufacturing I was the office manager and presently I am a Project Administrator for a Construction Company. I am well versed in construction, we do renovations and new builds of both School districts and county government work, throughout Florida, Georgia, North and South Carolina.

It would be my pleasure to continue to serve the community that I live in and care so much about.

Thank you.

Candidate statement: Arthur House

Hello Mission Hills Neighbors! Sorry I am not able to join you at the Mission Hills February meeting , but the date is the same as a scheduled surgery in California. However, I will return to our condo looking forward to contributing to our association in a variety of ways: volunteering in maintenance department, helping neighbors, and serving on the board. If re-elected to a fourth term, I shall continue with the same goals and focus as have worked for the five years as a resident owner and neighbor.

Goals & Focus:

- Understand Mission Hill's past, deal with the present, and use forward thinking; respect the diversity of our residents and their needs
- Carry out required Board function of a safe and functional physical environment and financially responsible management of a budget driven by monthly assessments
- Continue building required reserves
- Minimize assessments and major increases in monthly fees
- Prioritize infrastructure repair and replacement of a 50+ year old physical plant
- Continue clarification and enforcement of rules and regulations with newly created Compliance Committee
- Continue maintenance department increase in skills and ability for "in-house" repairs/replacements, and improvements
- Understand and appreciate the challenging adjustment we try to gracefully face
- As we age, deal in the pandemic, and witness a world in transition

Thank you for your participation and support. I look forward to the continuation of the second half of Mission Hill's 100 year lease!

Art House

Helen Maggaro

2972 Mission Drive E, Clearwater, FL 33759

(727) 410-0344 • hmaggaro@msn.com

I am running for the board to serve our community of Mission Hills and have included my life experiences below for your review. I would be most grateful for your vote.

WORK EXPERIENCE

Senior Executive Legislative Secretary • State of Florida - Clearwater, FL

Employed for 6 years

- Coordinated casework with regional, state, and federal offices for constituents
- Managed all travel arrangements, speaking engagements, and district visits
- Attended civic events and meetings on behalf of state representative
- Served as liaison with constituents, community leaders, and press

President • Garfield Chapter of Deborah Hospital - Garfield, NJ

Served for 3 years

- Coordinated fundraising efforts for uninsured heart surgery patients
- Managed financial distribution of funds to hospital
- Chaired committee meetings and coordinated 30 volunteers
- Designed and supervised all fundraising events

Credit & Customer Service Specialist • Macy's - Clearwater, FL

Employed for 11 years

- Assisted customers with credit applications and records

EDUCATION

Paterson State Teachers College - Haledon, NJ

Specialized in education for kindergarten to 3rd grade students

Real Estate License - State of Florida

Currently Inactive

REFERENCES

References available upon request.



Eudora Partridge

I am Eudora Partridge and have lived in Mission Hills since 2015. I am currently the President of the board of directors. It's been my pleasure to serve the community.

Our accomplishments are:

- new water pipes in phase 4
- 25 building roofs
- 20 carport roofs
- clubhouse roofs
- new skylight in clubhouse
- a new air conditioner
- new pool bathrooms
- cleaned patio pavers
- 3 new fans in patio area
- new pool filtration
- new heat pumps for the pool
- revamped the north laundry
- planted 50 new trees
- planted new palms trees in the center island of our entrance
- planted noise barrier using silver buttonwoods.
- First time we had Christmas lights on our tree in the front entrance

My experience is in the restaurant business. I worked for Friendly Restaurant Corp. for 40 years in different capacity's first as a general manager and then as a district manager. I was responsible for recruiting and training team members and managers, writing schedules, ordering food and supplies and to keep up with any maintenance of the building to maintain high standards for guest service. I monitored bills, did payroll and bank statements to ensure that they were being handled in a timely manner. I was also responsible to ensure that standards were met so that the restaurants passed board of health inspection and did not break any labor requirements especially with minors. Most importantly profitability setting standards for achieving or exceeding goals each month.

My goal if I am re-elected to the board is to keep property values high, maintain infrastructure and be committed to sound financial decisions also to support the team that is in place.

I worked part time in construction while in High School and graduated from Clearwater High. In 1962. After graduating, I went into the Construction business until drafted.

I served in the Army from 1965 until 1967 with an Honorable Discharge as a Vietnam Veteran. I then returned to the Construction Business for a number of years. I opened my Construction Co. EDSEL LAMONT AND ASSO. The business I performed was Drywall, Steel Studs and Stucco.

My business grew to supervising over a hundred men. I was responsible for all the paper work, figuring and payroll. I built several homes at Tremont Subdivision in Dunedin. I also built a 12,000 sq. ft. building in Oldsmar. One of the projects I did was East Lake Woodlands included all the steel studs, drywall and stucco. I have done all kinds of financing, and had my Insurance and Mortgage Brokers License with my wife.

RESPONSIBILITIES:

- 1 Coordinating: Sent crews out to do jobs every morning.
- 2 Supervising: Checking the men out, making sure the work was done properly.
- 3 Financing : Coming up with a total price for doing projects.
- 4 Budgeting: The materials and cost of materials for each project.

SKILLS

- 1 Drywall
- 2 Stucco
- 3 Framing
- 4 Metal Lath
- 5 Channel Iron

I would appreciate your consideration and vote.

Thank You
Edsel Peldez

Edsel Peldez