



MARIA AVDELAS



Resident/Owner

As a driven individual with a proven track record of success, I am excited to bring my unique perspective as a disabled person to serve as an advocate for the residents at OTOW. Since becoming a resident here, I have been actively engaged in the community, organizing cookouts, participating in various events, and being featured in the OTOW newspaper. My love for our community led me to move here permanently.

The SKILLS I bring to the Board:

- Leadership
- Problem solving
- Communication
- Organization
- Adaptability
- Time Management

The EXPERIENCE I bring to the Board:

- Ohio State Senate Candidacy, 29th District
- Successfully created and operated multiple businesses
- CEO Maria's Crafts-Design
- Disability enables me to understand accessibility needs-I built my own home and created Avdelas Custom Homes, Inc.

I have been married to the love of my life for 31 years and we have raised 5 children together. We've been visiting OTOW since 2004, moving here permanently this past March, where we plan to stay.

I am committed to advocating passionately for our residents, ensuring that OTOW remains a place of warmth. Together, let's make OTOW an even more exceptional place to live!

KATIE BAJIS - Candidate for OTOW Board December 2023

katie.bajis@gmail.com 571-490-6684 (M) Email or call me with questions, suggestions, or opinions.

- Owner & year-round OTOW resident. Previous board member in two condominium communities.
- Advocate for full transparency regarding revenues, expenditures, and accounting processes.
- Managed janitorial services and facility maintenance in high security buildings.
- Wrote requirements and statements of work for NASA translation services contracts.
- Wrote computer security plans and risk analyses for privacy and cybersecurity teams.

Accounting/ Financial Processes – OTOW does not use Generally Accepted Accounting Principles (GAAP), but most condominium associations do. We should follow the best practices of the industry and report all revenues and expenditures according to GAAP standards.

Building Captains – Some buildings have building captains that maintain a roster of building residents and provide information regarding bike and storage rooms. Buildings without captains frequently have residents who want some basic information regarding rules, regulations, and trash rooms. Captains frequently keep spare keys for residents as well. I will advocate that every building gets a captain.

Janitorial and Maintenance Services – Our building maintenance people do a terrific job in a difficult environment. That said, we should look for some additional cleaning products and anti-bacterial cleaning solutions that will improve the condition of the trash rooms and eliminate some of the odor problems.

Landscaping – Some areas of the property get regular landscape maintenance, but other sections do not get the same degree of attention. I will request that all landscaping and lawn maintenance be put on a published schedule with weekly tracking and reporting.

Pools and Spa – Some residents are circulating proposals that alcoholic beverages should be permitted at the pools. Although this suggestion looks innocuous enough, it will undoubtedly overcrowd the pool with parties that impinge on quiet sunbathing and swimming activities. Residents already have many options for alcoholic consumption. The pool areas are small spaces that can easily be overcrowded because we have a large community. Therefore, alcohol should remain prohibited in the pool areas. Furthermore, alcohol at the pool might negatively impact our insurance costs.

Security – Several ideas are circulating regarding security improvements. We should carefully examine all options and seriously consider the cost vs benefits of any changes. SunPass type transponders in cars might contribute to gate security. Wi-Fi cameras in key areas are also a good option. We are currently paying \$600,000 a year to Allied Universal for gate greeters but that expensive service does not deliver any security. We need a serious discussion and better solutions for that amount of money.

TV and Internet Services – Although fiber optic systems are usually fast and reliable, Summit is not delivering a quality product or service. This situation will not improve significantly no matter how many times Summit re-installs the cable. Outages happen too frequently and are not managed well. We need to consider other solutions.

“Zombie Units” – Zombie units are vacant condominiums that have not had an owner or caretaker check on the unit’s status regarding electrical problems, water leaks, insect pests, rodents. Years of vacancy have left some units infested with roaches, rodents, mold, and other hazards that impact all the adjacent units. This neglect should not be permitted because it puts every unit at risk. Roaches and rodents carry as many as thirty-three diseases that affect humans. Every vacant unit should have regular monthly checks from a caretaker or neighborly observer who can enter the unit and monitor problems.



NANCY BURT



Resident/Owner

I am a full time resident/owner running for the Board of Administration in the election being held on December 15, and I would be honored to receive your vote so I may serve as your voice. Living here full time, I am fully aware of the issues facing us all, as I experience those very same issues. I believe full-time residents/owners are best positioned to help keep OTOW running as one of the best communities in Florida, and with your help, I am sure we can work to make it an even better place for all of us to live.

OTOW is a wonderful community, full of fantastic and vibrant neighbors. However, like all places, there are opportunities to make it even better. As you can see below, my experience and background make me an ideal candidate to represent you, and be your voice, as a member of the Board of Administration,

Some skills I offer to you, and the board, are:

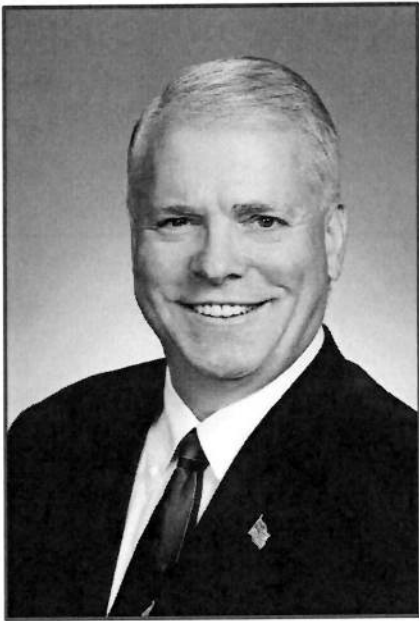
- Bringing opposing sides together to work towards common ground,
- Listening to both sides of a situation to help foster understanding,
- Maintaining lines of communication when discussions break down,
- Communicating alternative solutions to foster compromise,

Some of the experience I offer to you, and the board, are:

- Negotiated benefits rates between teachers unions and insurance companies,
- Served as Lead Negotiator representing over 4,000 public school teachers.
- Coordinated with parents and educators to reduce truancy rates,
- Advocated for troubled students who needed alternate resources to succeed,
- Held multiple positions as liaison between communities and schools.
- Coached several teams of special needs athletes.

I have been married to a wonderful man for 54 years. We are a retired military family, having raised three sons and one daughter, and are proud grandparents. We moved to OTOW Clearwater in 2016 and made this our forever home,

I request your vote so I may represent you, and be your voice, as we all work together to make OTOW even better.



Russell Ciokiewicz, CPA Resident/Owner



I am a full time resident/owner running for the Board of Administration in the election being held on December 15, and I would be honored to receive your vote so I may serve as your voice. Living here full time, I am fully aware of the issues facing us all, as I experience those very same issues. I believe full-time residents/owners are best positioned to help keep OTOW running as one of the best communities in Florida, and with your help, I am sure we can work to make it an even better place for all of us to live.

I have learned OTOW is an even more robust community than I first believed, however, I have also learned there are some areas which could use improvement. I believe my education, work and life experience make me an ideal candidate for the Board.

Some skills I offer to you, and the board, are:

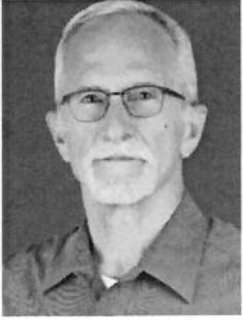
- Strong financial analysis abilities to understand and explain OTOW finances.
- Certified Public Accountant.
- Problem solving skills allowing resolution of difficult issues.
- Understanding complex issues from differing viewpoints.
- Determining financial impact of difficult and differing solutions.

Some of the experience I offer to you, and the board, are:

- Worked for 40 + years in the business community.
- Built my career around solving complex accounting and operational issues.
- Held the position of Board President for a 688 single family dwelling HOA.
- Served in the Army as an Airborne Infantryman.
- Performed duties of VP of Operations for multiple organizations.

My wife and I have been Clearwater residents since the 80's, and became permanent residents of OTOW in 2019.

I request your vote so I may represent you, and be your voice, as we all work together to make OTOW even better.



Kenneth D. Colen

Re-elected to the Board of Administration December 2021

Qualifications:

- Licensed by the State of Florida as a General Contractor, Class A
- Licensed by the State of Florida as a Community Association Manager
- Licensed by the State of Florida as a Real Estate Broker
- State licensed Water Treatment Plant Operator “B”
- State licensed Wastewater Treatment Plant Operator “C”

Statement:

For over 50 years, OTOW-Clearwater has provided a very high quality of life to residents. The operational design of the community was intentional and is very straight forward: The Board is responsible for all legal and financial matters of the Association. Rather than manage the community directly on a day-to-day basis, the Board hires a management company. The financial matters consist of ensuring that the assets of the community are adequately insured (an increasingly costly and difficult proposition); adopt rules of the Association from time to time; ensure the safe and fiscally responsible operation of the Condominium Association, and allow the Management Company to carry out its mandated contractual responsibility. This is the best service residents can receive from any Board.

Your Board contracts and delegates authority to a Management Company (Parkway Maintenance & Management Pinellas, LLC) to operate the community and, as agent for the Board, it is responsible for the daily operation of the community. The residents have had the ability to elect the community leaders they wish to serve on the Board since 1984. There is no such thing as “taking back the Board”. Residents have had complete control over the Board election process since 1984.

For residents, it is and has always been, about the quality of life and affordability. That is probably why you bought here. I truly believe that the majority of residents want to live in a community free of drama and chaos. A stable Board is essential to that goal.

To that end, a recent poll commissioned by the Management Company showed that **88% of residents have an excellent or good favorability of living at OTOW-Clearwater. 87% of residents would recommend OTOW- Clearwater to someone thinking of moving to the area.**

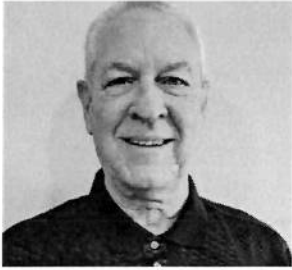
The price of a mismanaged community is steep. You only need to look back to 2021 and the Surfside Condominium collapse to see the deadly result of board mismanagement of a condominium community. In the interest of keeping costs affordable, the resident-controlled board voted to defer costly maintenance year after year, until many residents paid with their lives.

This comparison to your community demonstrates where this current Board and management structure excels: The Board makes sure the Management Company is fulfilling its contractual obligations to this community by ensuring that buildings and common elements are properly maintained and kept in very good condition, both structurally and aesthetically.

If a new Board wishes to alter the current Board and Management Company structure that has delivered consistent positive results to residents for over 50 years, the Board is free to do that. But please understand that **if you break this time proven system, it will never be the same and cannot be set right again. Your quality of life and satisfaction with the community will be impacted adversely.**

As a final note, as you prepare to vote for your Board, please remember the purpose of the Board is to selflessly serve the community. True service requires a commitment of time and a willingness to learn and understand Florida Statutes and rules, Chapter 718, the Association’s governing documents and community operations in all its complexities. It requires working through the established Board structure to ensure the financial integrity of the community.

I am asking for your vote to remain on the Board of Administration with proven professionals such as Guy Woolbright, Corby Ratliff, Gail Sanders, Charles (Chuck McAllister), and James O’Neil for the 2023-2025 term. Together, we will ensure that this community Board of Administration effectively manages both the fiscal and operational elements of your Condominium Association.



Charles W. McAllister

My name is Charles (Chuck) McAllister. I am submitting my name as a candidate for the Board of Administration of On Top of the World Condominium Association, Inc. My first year as a resident member of the Board was an appointment to fill a previously vacated position. Since then, your votes have enabled me to continue my position on the Board and once again I need your help. I am asking for your vote to allow me the opportunity to continue the positive working relationship I have with current Board members as well as Parkway Management. As a nine-year resident of this community and three-year member of the Board, it is an honor to serve. Now, I am asking for your vote to make it possible for me to continue to work with you and for you.

As a Board providing oversight to Parkway Management, I have worked closely with fellow Board members learning from their expertise and bringing my personal and professional experience to the table. As a resident Board member, I have kept an open mind working toward goals that are best for the community, not allowing my personal opinions to interfere with my decision making. Our only agenda as a Board is our ongoing effort to maintain and enhance what our community has to offer.

One of my accomplishments has been to chair a workgroup that reviewed and consolidated the condominium documents for each of the 91 buildings into a single document covering all On Top of the World-Clearwater. As Vice-Chair, I have worked tirelessly with members of the Board, Parkway Management and our consultant with Summit Broadband leadership.

I have a Bachelor of Science degree from Excelsior College, and a Post Baccalaureate Certificate in Educational Technology Integration from Penn State University. While on active duty, I graduated from the U.S. Army Senior Warrant Officer Staff Course and the Department of Defense (DoD) Advanced Force Management Course.

During my career in the U.S. Army, I held command and staff positions which gave me an invaluable background on logistics, personnel management and decision making. As the Aviation Operations Officer for the U.S. Army National Guard, I briefed the Vice Chief of Staff of the U.S. Army on a weekly basis.

As a member of the Adjunct faculty at Harrisburg Area Community College, I gained relevant perspective in working with a diverse population of students and faculty.

In my personal life, I have served on the board for two Homeowner's Associations, one in Harrisburg, PA and more recently in Huntsville, AL, as the first owner-president at the request of the builder. Subsequently, I was an advisor to the board of a townhome association for infrastructure which included interacting with the city for stormwater and roadway issues.

My wife, Theresa, and I are full-time residents of On Top of the World-Clearwater and enjoy the many amenities our community has to offer. We love our community and my involvement with the Board has been a great experience. With your help and your votes, I will be able to continue to serve.



James (Jim) O'Neil

As some of you know, I have been retired here at OTOW-Clearwater with my wife of 57 years (Mary Ann) since 2004, enjoying the Florida weather and hoping for an occasional good round of golf. For the past few years now we both have been deeply involved in this condominium community. May of 2020, I was asked if I would like to serve on the OTOW Board of Administration. After several discussions, I was voted on the board. I can report without exception that it has been a privilege to serve the residents of this community. Now, in order to continue as a board member, I will need your support once again in the December 2023 elections. I have listed a few points below for your consideration:

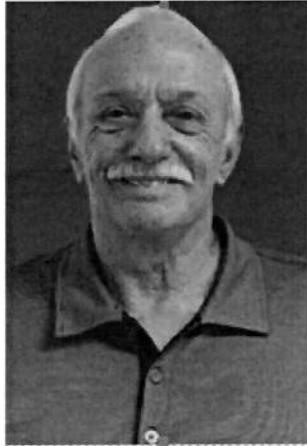
I served from 1994-2004 in a dual role in the New Hampshire court system. I was the Court Systems Security Manager and also District Court Regional Administrator. In my security role I was responsible for all policies and procedures relating to the security of the 60 courts throughout the State of New Hampshire. I trained and certified all court security officers in courthouse security, including security screening, courtroom security, building physical security, prisoner handling and control, judicial protection, firearms and conducted security evaluations and was responsible for choosing the technology supporting security operations.

As Regional Court Administrator, I was responsible for the supervision of 21 District Court Clerks, providing guidance and direction on court operations, case management and court personnel programs, including selection, supervision and evaluation of court staff. I formulated and implemented system-wide, long-range plans and participated in design and up-grade of court facilities, and technology programs for the district court. Prior to joining the New Hampshire court system, I was a security manager in the private sector, serving from 1983-85 as a Security Manager at the North Andover, Massachusetts plant of Raytheon Corporation. As Security Manager of the Special Compartment Information Facility, I was responsible for management of the facility operations and control and accountability of classified documents.

During the period 1961-1983, I served as a U.S. Army Counterintelligence Special Agent, responsible for preparing security training materials and conducting training classes in: physical, operational, personnel, document, photographic, lock, and electronic security. I'm experienced in overall security operations for both military and commercial installations and implemented operations security support and anti-terrorist programs that were integrated into military plans and policies.

Since retiring in 2004, I have been a primary security consultant with the National Center for State Courts (NSCS) and have conducted a series of courthouse security assessments.

I want to continue to improve the conditions here at OTOW-Clearwater. I want to make sure we do this in a fiscally responsible manner. Since the board of administration is responsible for the budget, I want to make sure we keep costs down and improve services to the residents.



Virgil (Corby) Ratliff

Re-elected to the Board of Administration in 2021.

Candidate Qualifications:

49 Years in residential and commercial construction
44 years of employment with On Top of the World-Clearwater

Statement:

In the course of my long tenure with the On Top of the World Condominium community, I have worked alongside, managed and supervised numerous trades people and sub-contractors in the construction of the residential and recreational buildings and facilities, including a detailed photographic record of each building's exterior. After completion of construction, I have continued working with the maintenance of the amenity facilities. I have both managed the Service Department and the recreation areas of the community. I participated in the renovation of the 18-hole golf course here at On Top of the World, which was received as a great success by residents. I continue to work with contractors on recent ongoing improvements to the course and the irrigation system.

My detailed knowledge of the community is an asset to your Board and the Association members.

I hope to continue to work with current Board members Kenneth Colen, Chuck McAllister, Guy Woolbright and Jim O'Neil to provide the best solutions and answers to issues and concerns facing the On Top of the World Condominium Community.

My name is Stacy Rush. I am a full-time resident of OTOW. I have been in the service of others since I was 18 years old. I joined the United States Coast Guard at the age of 18. While in the Coast Guard, I was a member of a boat rescue and law enforcement crew and was my boat's only rescue swimmer. After serving in the Coast Guard, I returned to my hometown and quickly became a law enforcement officer.

While in law enforcement, I went into the investigation division. At age 29, my family's trucking company required me to step away from law enforcement and into the family business. The company had 24 terminals throughout the United States. I was the only female terminal manager in the company. As the manager, I oversaw 12 "day truck" drivers, 2 diesel mechanics, a groundskeeper, and a secretary. Under my direction, my terminal was netting 1 million dollars a month. I was responsible for budget, billing, management, safety, and all operations. But, this was not my passion. I eventually felt the need to return to the service of helping others.

In 2002, I returned to college and finished my degree as an Occupational Therapist Assistant, where I have made my career helping the senior population heal and become independent again, so they can live their best life. I still work as a home health Occupational Therapist Assistant today.

In 2011, I purchased a duplex in Dunedin, Florida. It did not take long to discover the property I purchased was surrounded by several drug dealers selling crack cocaine and other narcotics. I was able to assist law enforcement and all the dealers were arrested. The neighborhood has not had a return of drugs. Not long after, the City of Dunedin invited me to join the Dunedin Public Safety Committee. where I was elected Chair and was the only female on the board.

The Dunedin Public Safety Committee is composed of the Sheriff and Fire Department, along with various other staff members in the city of Dunedin. The board focuses on many safety aspects throughout the city. We ensured the city and crosswalks met American Disability rules and regulations. I assisted with reviewing the budget for first responders, ensuring they had all the necessary and updated equipment required to protect and assist in an emergency. I even assisted in Dunedin's purchase of their newest ladder truck.

Although I have not served on a Condominium Board in the past, the skills I've gained through my life experience have enabled me to understand complex contracts, budgets, safety, management, and laws. In addition to the leadership and management skills gained in my Coast Guard, law enforcement, and community public service roles, I have also become skilled in the compassionate side of life — listening to and caring for the needs of the senior population in my current occupation. It is something that I do naturally and that I am very honored to do. I enjoy serving others and looking after my neighbors. It's not an agenda, it's in my soul. It's what makes me who I am.

If you elect me to the OTOW Condominium Board, I will serve with dedication to the needs of our residents, first and foremost.

EDUCATION: Darton College, 2002-2004 A.S., Occupational Therapy; Kaiser University, 2012, Occupational Therapy Student Education Course; Kaiser University, 2017-2020,, Business Management/Political Science.



Gail Sanders

Candidate Qualifications:

- Resident of On Top World, 2007-present
- Board of Administration, On Top of the World Condominium Association, last elected 2021
- Real Estate Broker – Bob Baucom & Associates Kansas City, Kansas - 1994-2004
- Property Manager – Department of Veterans Affairs – 1978-2004
- Administrative Assistant – Department of Justice Kansas City, Missouri – 1976-1983

Licenses/Designations:

- State of Kansas Real Estate License 1992-2004
- State of Florida Real Estate License 2006-present
- State of Florida Notary

Statement:

This is my 17th year of service and dedication to the On Top of the World-Clearwater community. I accepted a recent transfer to the Occupancy Compliance for Direct Owner Leasing. Strict compliance to the rules and regulations of On Top of the World-Clearwater is very important to all. Maintaining the high standards and principles of the community is appreciated.

I have gained extensive experience in property management. My knowledge includes current city, county, state and Federal Fair Housing laws and practices as well as utilizing the National Association of Residential Property Manager (NARPM) which oversees the ethical and professional standards of conduct for property managers.

It has also been a privilege to work alongside a professional, knowledgeable, and capable team of Board members here at On Top of the World-Clearwater. I am especially fond of the residents here at On Top of the World, full time, seasonal owners, and tenants, it is a joy to help them with their questions, comments and concerns.

I am honored to serve on the Board and I would love to continue to serve with Kenneth Colen, Chuck McAllister, Guy Woolbright, Corby Ratliff and Jim O'Neil.

Joseph M. Ventimiglia
2340 Grecian Way Unit 32
Clearwater FL 33763
Telephone # 718 909 0657

To Whom It May Concern

Subject: On Top of the Board Member

I Josph M. Ventimiglia would like to run for Board Member at On Top of The World. I believe I would be an asset if I was made a board member since I'm a resident and live here all year long and lived here since 2008.

Some information about me since I lived here,

1. I was the president of the Billiard Club for several years,
2. I was the President of the Ping pong Club for 3 years.
3. Presently I'm the advisor for the Billiard Club.

Employment History:

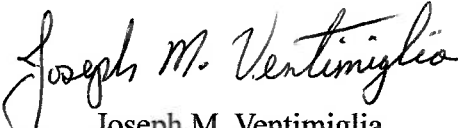
I've worked for the New York Transit Authority for 28 years before retiring in August of 2006.

I was in management for over 20 years and my responsibilities were as follows:

1. I trained the cleaners on how to work with chemicals, and customer service, as well as Training the agents in the change booths on the proper way to bag money and customer service.
2. I trained my subordinates on how to reset the emergency alarm systems in the change booths.

I'm around on the property all the time either playing golf, pickle ball, ping pong, cards, and pool. I'm well known at Top of the World and associate with many of the residents on the property.

I feel I can help with improving the activities, issues that are very important to the residents and any other issues that may arise as needed.


Joseph M. Ventimiglia

Charles Britt Ward, Sr

I'm currently an equity partner and Vice Chair for Climate Care Innovations, Inc. My company has a unique approach to filing projects and Carbon Offsets on our Carbon Registry for funding. In this effort we only accept projects that are good for humanity and have a sustainable environmental impact and meets climate actions for a Social Economic Impact. We ensure that all are sustainable and repeatable.

My background that might demonstrate my ability to have a positive impact on our community:

Military Service:

Retired from our awesome military with 22 yrs. of service.

US Air force, 10 yrs.: the last 7 years managing Officer Clubs and NCO Clubs.

US Army, 12 yrs.: formally 1st Sergeant of an Engineer Company

Federal Civil Service:

Retired as System Architect for the Comptroller for the Federal Aviation Administration with 20 yrs. of service.

IT Consulting as a Software Architect:

Retired this Consulting Agency after approximately 14 yrs. taking on projects all over the country.

Other business I've owned or been involved with:

Logistics Companies that transported long haul or focused on the last mile delivery.

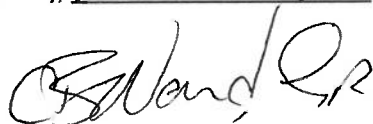
In my work as a Software Architect, I was trained to recognize **efficiencies** and design digital solutions. We have some problems in this area that I'll illustrate and speak to with candidate speeches.

My work in Military Clubs; was a country club type environment and the customer service we had to offer to the men and women who lead us matched that. I'm used to providing customer service to important people and boy do I see problems in all the interactions we have here. (why aren't we important people)

I ask for your vote.

I will have the board implement a dispute resolution system that governs our (owners) interactions with the HOA (with software they already use). Currently, you must write a letter, that goes to Ocala????? I will fight for rules, the HOA likes those two words, that require the HOA/Board communicate when a dispute was received, and additionally, this rule would require the HOA to respond to the dispute within 5 business days and outline their follow up actions. Isn't it time to put the Owner in charge of the hen house.

In my many careers I've been a **Change Agent**; I come in and see inefficiencies and design solutions. We need to put faces on "they" or these are the "Rules". I will fight for an Owner Advocate or Ombudsman to be implemented. Finally, **you can come to my door** and talk about issues. **I'm in building 18 unit 2 on the corner.**





C. Guy Woolbright

I was re-elected to the Board of Administration in 2021.

Qualifications:

- Bachelor and Master Degrees in Accounting
- CFO at On Top of the World Communities, LLC, 2003-present
- Serve on Condominiums and Homeowners Associations, 2003-present
- Master the Possibilities, Inc., Board Treasurer
- Hospice of Marion County, Philanthropic Board, 2014
- KPMG, LLP Audit and Tax Staff, 1984-1988
- Real Estate and Property Management, 1988-present

Statement:

All members of the Association Board of Administration are acutely aware of the need to keep costs at a minimum while providing the necessary and expected level of services needed for a well-run community. One of the largest expenses of your Association is insurance. I have negotiated with insurance providers to keep this expense as economical as possible over these many years.

I have worked closely with your Board and Management Company in formulating budgets for the Association. Budgeting and long-range capital planning is a process where forward thinking and forecasting are keys to success. My goal is to maintain an affordable community, sustaining the beauty by ensuring all projects whether common area maintenance, or large projects such as road improvements, painting, elevator modifications and roofing, to name a few, are scheduled and sent for bid to get the best value for the dollars invested. The benefit of this long-range budgeting and capital planning is that this Association operates without having to fund reserves.

I am asking for your vote to remain on the Board of Administration with proven professionals such as Kenneth Colen, Corby Ratliff, Gail Sanders, Charles (Chuck McAllister), and James O'Neil for the 2023-2025 term. Together, we will ensure that this community Board of Administration effectively manages both the fiscal and operational elements of your Condominium Association.