

**ON TOP OF THE WORLD
CONDOMINIUM ASSOCIATION, INC.,**
a Florida Not-For-Profit Corporation
2069 World Parkway Blvd. East
Clearwater, FL 33763

BOARD OF ADMINISTRATION
Katie Bajis, Chairman
Diane Like, Vice Chairman
David Everett, Treasurer
Russell Bolin, Secretary
Lester Meneilly, Director

Following are the candidates who have qualified to run for election to the Board of Administration of On Top of the World Condominium Association, Inc.

There are currently FOUR open seats on the Board of Administration.

Terry Beamer

Kelli Convery

Michael M. Elza

Chris Hardman

Janet Hooper

David E. Kelly

Patricia Lawrence

Clare J. Natel

C. Britt Ward

Douglas J. Westervelt

Dear OTOW Board

Please accept this letter as a formal expression of my interest in serving on the Board of Directors for OTOW condo association. As a dedicated resident of building 63 unit 32 for 13 years. I am deeply invested in the well being of our community and believe my skills and experience would be valuable assets to the board

Thank you
Terry Beamer

TERRY H BEAMER
2298 Americas Blvd E
727 698 1388



Kelli Convery kconvery.fl33763@gmail.com

I have been an owner and homesteading resident of OTOW since 2023. Being the “new kid on the block” I quickly managed to get myself up to speed with the community and how it functions. I've extensively researched official community, county and state documents. I believe I have learned most of the ins and outs and I'm certain I can be a productive member of the board. I have listened to and watched board meetings. More importantly I've talked to many people and heard what they have to say and I believe I can be a voice for the community. As a member of the OTOW BOA I will preserve the values and traditions that entice people to retire here. Additionally I will help to ensure that the community will meet and exceed state regulations for safety

and transparency requirements as we move toward the future. As a community, we deserve the best of both worlds and it is my intention to see that we have it.

SKILLS

** Integrity ** Communication ** Adaptability ** Flexibility
** Critical Thinking ** Problem Solving ** Conflict Resolution

My work history and skills center around community. Serving and helping others in one capacity or another is where I have always found the most enjoyment in life.

Special Education & Behavior Specialist Assistant

- I have worked at the junior-senior high level in special education as a behavior specialist assistant for developmentally challenged, and at-risk youth and their families.
 - Beyond the direct support to the children my duties also consisted of observation/evaluation reports assisting in Individual Education Plans (IEP) and Behavior Intervention Plans (BIP). I was also a liaison between parents, teaching, and support staff.

Healthcare EMT Dental Assistant

- Working for the school system allowed for a significant amount of time to pursue other passions. I obtained licensing as an Emergency Medical Technician (EMT), Licensed Nursing Assistant (LNA), and Dental Assistant (DA).
 - Aside from the expected patient care these positions also required additional responsibilities including keeping accurate patient records and reports, maintaining equipment and ordering supplies as well as scheduling patient follow up care.

Retail Sales/Customer Service & Management

- Home improvement is another interest of mine. What better way to gain pointers, information and ideas than to work in the industry.
 - I assisted both homeowners and contractors in writing up purchase orders. Learned many local building codes, managed & trained service desk, pro-desk, front-end and rental department associates. Worked in conjunction with loss prevention and implemented store & corporate policies. Maintained individual and department performance metrics.

I look forward to talking with you, working with you, and representing you. Only by working together can we stay “On Top of the World.”

11-22-24

I, Michael M. Elza, hereby give notice of my candidacy, as of November 22, 2024, for the On Top Of the World (OTOW) condominium association Board of Administration.

EDUCATION

B.S., Mechanical Engineering, University of Tennessee, Knoxville, TN
M.S., Business Administration, Georgia State University, Atlanta, GA
Negotiation, Mediation, Arbitration training with American Arbitration Association, Atlanta, GA

BACKGROUND

LTJG U.S. Navy, Staff Commander-in-Chief, Pacific, Camp Smith, Hawaii

Computer Systems Analyst: William Carter Co., Barnesville, GA
Homelite, Gastonia, NC

Plant Engineering: Homelite, Gastonia, NC
Tietex, Spartanburg, SC

Owner & Manager: Sugar and Spice Children's Center, Atlanta, GA

Senior Mechanical Engineer: Lockwood Greene Engineers, Atlanta, GA
Simons Engineering Inc., Decatur, GA

Chief Mechanical Engineer: S. L. King & Associates, Atlanta, GA
The Austin Company, Alpharetta, GA
MSS Clean Technology, Buford, GA
Parker Walter Group, Sarasota, FL

Other Experience:

I served on the first HOA Board for a new, single family home subdivision in Atlanta and have served on three small condominium HOA Boards since retiring in Florida. I served as arbitrator on three cases for the American Arbitration Association in Atlanta. I served as a juror in one civil trial. I served as a poll worker in two US presidential elections (Pasco County, FL). I served as a volunteer research lab assistant at the Byrd Alzheimer Institute in Tampa for one year. I have served as Elder in the Presbyterian Church (PCUSA).

In the interest of full disclosure, my age is 81 (older than Danny DeVito). The good news is that the term of the office I am seeking is less than one year. I have one son, one daughter and six grandchildren (ages 13 to 24) living in the Tampa bay area. I have lived at OTOW for two years. In that time I have learned some of the history of this development and can understand why there is a significant difference in the expectations of many owners and the former members of the OTOW Board. Also, over time the state of Florida has changed its expectations of condominium association governance. Our association is having aging and birthing pains, all at the same time. I will try to reconcile these divergent expectations in order to form a more perfect union.

While on the OTOW Board of Administration, I intend to promote and support high ethical standards, efficient performance and good communication on the part of the Board, the management company and subcontractors. I want to help OTOW grow into a better place to live for the decades to come. I hope you will find me a desirable alternative, worthy of your vote on January 16, 2025. Thank you for your consideration.

DEC. 7, 2024

DEC 07 2024

TO: BOARD OF ADMINISTRATION - OTOW

jm

FOR: SECRETARY

FROM: CHRIS HARDMAN

PLEASE NOTE THAT I AM AN EIGHT YEAR RESIDENT OWNER AT ON TOP OF THE WORLD AND WOULD BE VERY INTERESTED IN SERVING AS A MEMBER OF THE OTOW BOARD OF ADMIN. PREVIOUSLY, I HAD SEVERAL YEARS EXPERIENCE SERVING ON AN HOA BOARD IN PALM HARBOR.

FURTHER, I HAVE A MANAGEMENT DEGREE FROM THE BUSINESS SCHOOL AT FLORIDA STATE UNIVERSITY. MY WORK EXPERIENCE INCLUDES SEVERAL YEARS REPRESENTING A PHARMACEUTICAL MANUFACTURER IN SALES. FOLLOWING THAT POSITION, I WORKED WITH THE PINELLAS COUNTY SCHOOLS FOR TEN YEARS IN INSTRUCTIONAL, ATHLETICS AND ADMINISTRATIVE POSITIONS.

I WOULD LOOK FORWARD TO SERVING ON THE OTOW BOARD.

CHRIS HARDMAN

Janet L. Hooper

2341 Haitian Dr. #9, Clearwater FL 33763

"Envisioning, driving & leading with compassion, experience, belief & integrity."

ACCOMPLISHMENTS

- Executed the development and oversight of organizational budgets to within +/- 5%.
- Built relationships with stakeholders, organizations and businesses to raise over \$17M.
- Elected City Commissioner, City of Safety Harbor (2015-2017)

PROFESSIONAL EXPERIENCE

Executive Director, Mattie Williams Neighborhood Family Center, Safety Harbor, FL 2008-2022;
Interim Executive Director March 2023, Building Expansion Chair-2024 to Present

- Responsible for all operations of the Center providing services to more than 7,000 families
- Raised \$1.5M for a 1,500 expansion of the facility

Consultant 2006 - 2008

- Developed new business revenue stream, from conception to implementation.
- Mentored professionals in a variety of occupations.

Vice President of Development, Boys & Girls Clubs of Tampa Bay, Tampa, FL 2006 - 2007

- Developed and implemented new business strategies that increased revenue streams by 46%.
- Created and monitored objectives and action steps to meet strategic goals.

President (Interim)

Director of Development, The Foundation of St. Joseph's Hospitals, Tampa, FL 2003 - 2006

EDUCATION

Masters of Arts Degree - Education, University of Michigan, Ann Arbor, MI

Bachelor of Arts Degree, University of Michigan, Ann Arbor, MI

CERTIFICATIONS & Professional Affiliations

CFRE, Certified Fund Raising Executive designation

Role Models for Quality, BayCare Health System

Member – GFWC North Pinellas Women's Club

Member, Past President – Kiwanis Club of Safety Harbor

Member, Past President, Treasurer & Past Secretary, Rotary Club of Safety Harbor

Member, Past Co-Chair & Treasurer, Safety Harbor Chamber of Commerce

Past Member, Charter Review Committee City of Safety Harbor – served two terms

AWARDS

Lifetime Achievement Award 2022 -Upper Tampa Bay Chamber of Commerce

Shooting Star Award – 2022 City of Safety Harbor

Visionary Award 2024 – Mattie Williams Neighborhood Family Center

Marie Hartwig Female Athlete of the Year Award, University of Michigan

David E Kelly

2229 Americus Blvd West, Unit 17, Clearwater, FL 33763

Skilled executive leadership experience with a focus on strategic planning, project management, team leadership, and effective communication.

SKILLS

- Strategic thinker with experience in developing and implementing culture and organizational change
- Strong presentation skills to large and small groups
- Exceptional work ethic
- Project Management
- Creative problem-solving
- Oversight of major construction projects
- Experience working with large budgets and supervision of personnel

EDUCATION:

Degree: Master of Arts in Leadership
Greenville College

Degree: Associates in Business Administration
Schenectady County Community College

WORK EXPERIENCE

Previous- 41 Years as an Executive and Pastor with The Salvation Army

Seminary Principal

Description: Responsible for all aspects of the operation of the College for Officer Training (seminary for Salvation Army Officers), including oversight of curriculum, practicum training, business, personnel, and accreditation.

Secretary for Communications

The Salvation Army United Kingdom Territory, London, UK

Description: Responsible for all internal and external communication, fundraising (raising over 120 million dollars), government relationships, media and community relations, and publishing in Great Britain, Ireland, Scotland, and Wales.

National Secretary for Program

USA National Headquarters, Alexandria, VA

Description: Coordinated Salvation Army programs of national significance and delivery, served as the national representative to many ecumenical and planning groups, as well as oversight to curriculum development, government relationships, and national social service initiatives.

Divisional Commander - Massachusetts and Northern New England (Maine, NH, and Vermont)

Description: Responsible for all aspects of The Salvation Army's work, including oversight of all personnel and HR matters, congregational life, social services, government relationships, fundraising, business, property, and public relations. The CEO of all Salvation Army work within the geographic area.

Church Pastor and Staff Positions: June 1980-July 2005

Patricia Lawrence

Administrative Manager, Facilities Management, HR & Accounting

Reliable, detail-oriented, seasoned high level Administrative Manager with superior skills in facilities management, human resources, performance management, accounts payable and purchasing. Extensive experience in supporting leaders and day-to-day business operations with proven ability to steer multiple stakeholders, collaborate across departments, and manage shifting priorities and timelines. Excels in diversified management and time management with strong leadership skills, including developing and mentoring. Expertise in successfully producing large workloads, as well as driving problem-solving skills in reconciling and correcting discrepancies and errors. Brings a proactive, business-minded approach to the organization.

Core skills: Project Management | Relations Builder | Expense/Budgeting | Staff Training | Travel | Leadership
Accounting | Purchasing | Team Building | Administration | Emergency Management | Tenant Management Construction Build-Out | Human Resources | Facilities Management | Relocations | Recruiting, Hiring, Onboarding & Performance

Career Overview

OPERATIONS MANAGER, Miami & Tampa, FL, DLA Piper LLP

June 2013 - July 2020

Managed administrative operations including mail and copy, accounts payable function, national purchasing, budget administration, sustainability programs, emergency management, overall facilities, and sub-tenant management. A Team of 60 employees in Miami and 150 employees in Tampa; oversaw office renovations and moves for both offices.

- ▶ Evaluated, negotiated and initiated large national contracts
- ▶ Initiated cost control programs Firmwide
- ▶ Managed national programs during pandemic for all facilities relating to USPS procedures, remote business center operations, office protocols and operations

ADMINISTRATIVE SERVICES MANAGER, Finnegan Henderson Farabow Garrett & Dunner, LLP

October 2006 - May 2013

Directed day-to-day operation of administrative services and the conference center for a headquarters location.

- ▶ Efficiently managed hospitality services, reception, and facilities with excellent service levels. Evaluated roles and hours, as well as maintained and held headcount, improved service levels, and developed staff and reduced pricing for coffee and vending services.
- ▶ Managed travel and FedEx contracts; negotiated and managed contracts monthly and quarterly.
 - ✓ Provided excellence in service levels, cost controls, and travel; received many perks and benefits that went back into the firm, including rewards points and prizes. Awards were often utilized for administrative travel and upgrades for executive staff.
- ▶ Manage the firm's travel program, "greening" program and outsourced copy and mailroom operations; also developed, implemented, and administered policy and procedure.

FACILITIES MANAGER, Cooley Godward, LLP

July 2005 - October 2006

Managed facilities for California based firm in Reston, VA, and the District of Columbia.

- ▶ Immediately requested and successfully managed construction build-out for new office space in downtown Washington, DC.
- ▶ Established relationship with building management, successfully moved staff and attorneys in, setup and managed mail and copy, and hired vendors while relocating and opening a new office in downtown Washington, DC.
 - ▶ Managed office services personnel, catering staff, and receptionists while also handling lease administration and sub-tenants for offices in the DC area.

Early Career Positions

SR. FACILITIES MANAGER, Swidler Berlin LLP

Oversaw facility for a large, multi-site Georgetown law firm.

- ▶ Managed build-out and construction projects for two "campus" offices.
 - ✓ Efficiently and effectively moved 40+ personnel to new campus office locations which included space planning, directing the movers, notifying personnel, and ensured a smooth transition to new space.
- ▶ Controlled and executed many moves and office consolidations as well as many years of Firm growth.
 - ✓ Directed all moves, construction projects, space planning, developed and managed facilities budget. Negotiated and handled all large purchases such as office supplies, office equipment, paper, furniture and related materials for both Washington, DC, and New York offices.
- ▶ Handled all subtenants and leased administration for the DC offices.

HR GENERALIST, FACILITIES MANAGER, EXECUTIVE SECRETARY, Wang Laboratories, Inc.

Managed facilities and real estate, telephone operators, mailroom staff (outsourced), and all administrative services in the Washington metropolitan area. Coordinated all moves and reconfigurations and developed and managed facilities budgets.

- ▶ Supported three top corporate executives as Executive Secretary.
 - ✓ Delivered excellent support by independently handling general correspondence, reporting, travel, expenses, and any task as assigned.
- ▶ Spaced down-sizing during bankruptcy as Facilities Manager; handled all facilities related issues (adds, moves, changes), completely understood modular furniture systems. Eventually handled downsized offices when the company went through bankruptcy.
 - ✓ Reconfigured seating and consolidated office space need in order to give back real estate; liquidated furniture and "turned off the lights" in offices, resulting in reduced real estate costs for the company.
- ▶ Managed all aspects of Human Resources as an HR Manager for a client base within the company
 - ✓ Coached, hired, fired, and performed performance management for approximately four areas of responsibility, including accounting, administration, procurement, and sales support. Consistently provided HR services.
 - ✓ Supervised temporary resources for division on a local and national level, which included sourcing, negotiating rates, administered cost control, evaluated workload distribution, and directed the support of two administrative staff members.
- ▶ Managed facilities maintenance issues for 200M square foot facility that housed approximately 325 personnel. Handled all service calls for facilities related issues via an on-line system. Managed all aspects of office moves and furniture reconfigurations (Herman Miller Systems) for Washington, DC area.

EDUCATION

- ▶ **ENDICOTT JR. COLLEGE** coursework, one year
- ▶ **RELATED MANAGEMENT COURSES/SEMINARS/ACTIVITIES:** Training for Herman Miller Furniture Systems | Managing a Diverse Workforce | Management/Supervisory Training | Safety Seminars provided by Live Safe America
- ▶ **MEMBER ALA NATIONAL AND SUNCOAST** at National Chapter through 2022
- ▶ **PRESIDENT OF THE BOARD**, Island Pointe Condominium Home Owner's Assoc., Bay Harbor Islands, FL

CLARE L. NATEL RN BS MBA

- **Healthcare professional** offers well-cultivated critical thinking skills, business and technical acumen; skilled use of Microsoft Programs, Electronic Medical Records and Learning Management Systems.
 - **Instructional Design** proficient at designing and delivering curriculum content and skill building exercises for diverse audiences in a variety of venues.
 - **Develops and integrates** interactive learning and quality improvement initiatives to support business objectives, drive outcomes and meet regulatory agency compliance mandates
 - **Engages others** with an amicable and animated style; welcomes change and collaboration
-

Sandata Technologies Port Washington NY

Sept 2013 – Dec 2014

Senior Training Specialist - Homecare

- Deliver on-site and web-based IT software solutions (EHR) aimed at the delivery of Homecare Services for a national customer base of standalone, state and large network providers.
- Develop training content (PPT, simulation exercises, job aids, and tests) and compliance specific items for providers and payors (Traditional and Waiver Medicaid Programs, Managed Care Organizations and Medicare, Commercial and Private) directed at reducing fraud, waste and abuse.

Catholic Health Services of Long Island

May 2012 – Sept 2013

Credentialed Trainer - EPIC Enterprise-wide Hospital EMR

- Actively participated in six hospital networks pre-post go live initiatives to execute an enterprise-wide EMR with clinical delivery outcomes, best practices and meaningful use criteria via the Epic platform.
- Deliver end- and super-user training in multiple clinical tracks (Physician, Nurse, and Therapist); troubleshoot system performance and functionality issues with viable workarounds.

Tri-County Home Nursing Services Inc. Westbury NY

1996 – May 2012

Project Specialist; QI-Staff Development; Field Nurse

- Introduced NYSDOH technology-based orientation, competency skill training and continuing education programs for 200+ culturally diverse paraprofessionals with limited English proficiency.
- Compliance Officer and PI Committee Chair; facilitate multi-disciplinary QI/Compliance plan including medical and personnel chart reviews, event investigations and fiscal documentation audits.
- Collaborate with Leadership in writing Policy and Procedure and preparing for CHAP Accreditation.

Queensborough Community College Bayside NY

2000 – 2006

Instructor - Business Dept. Administration & Technology Division; Adult Education - Medical Billing Program

- Presented medical, business and computer courses; prepared curriculum and evaluation metrics.
 - Developed the 12-credit specialty track for a new program in *Healthcare Office Administration*.
 - Provided academic advisement; collaborated on departmental excellence in education initiatives.
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M.B.A. Business Administration (Marketing)

New York Institute of Technology, Old Westbury NY

B.S. Health Education

Brockport State University, Brockport NY

A.A.S. Nursing

Queensborough Community College, Bayside NY

Licenses

Registered Nurse: New York and Florida

Bldg 18, #2

C. Britt Ward Sr.: A Legacy of Dedication, Leadership, and Success

C. Britt Ward Sr., an eminent figure in the worlds of technology and finance, is honored to unveil a captivating narrative—a career spanning over three decades, characterized by unwavering dedication, a commitment to national service, and a tapestry of remarkable achievements. From the ranks of military service to influential leadership roles in the banking sector, Britt Ward's journey stands as a testament to resilience, adaptability, and an unwavering pursuit of excellence.

At the age of 18, Britt embarked on a transformative journey of service by enlisting in the military, where dedication and commitment became the defining traits of his character. Over the course of 22 years, he served his country with honor and distinction, a period that instilled in him the core values of discipline, teamwork, and exemplary leadership—qualities that would later prove indispensable in the corporate realm.

Following his distinguished military service, Britt ventured into the Transportation Industry, exemplifying an innate entrepreneurial spirit by acquiring and leasing two long-haul trucks and trailers. This bold venture showcased his ability to navigate complex industries while fostering sustainable growth.

Yet, Britt's story is far from static. In a courageous and strategic decision, he divested his trucking business and returned to academia, emerging with a degree in Computer Science with a specialization in Finance. Armed with this newfound knowledge, Britt embarked on a dynamic career within the banking sector, ascending rapidly to the positions of Chief Information Officer (CIO) and Chief Technology Officer (CTO) at several prominent financial institutions.

In these influential roles, Britt seized opportunities to assess and mold the future of his banking institutions through strategic acquisitions. His visionary leadership and profound expertise in technology played an instrumental role in reshaping the financial landscape for his banking institutions.

A pinnacle moment in Britt's career was his involvement in the Iraq War of 2005. Tasked with the formidable challenge of designing a National Data Center for the Bank of Iraq, he showcased not only technical prowess but also a deep-seated commitment to global development and stability.

With a remarkable 34-year dedication to software development, his last 15 years have seen Britt serve as an Independent Software Architect, providing invaluable consulting services to Fortune 1000 Companies and Federal Agencies. His insights and contributions have played a pivotal role in propelling innovation and catalyzing progress in the digital realm for his banking institutions.

C. Britt Ward Sr.'s narrative is one of extraordinary achievements, unwavering dedication, and an enduring commitment to excellence. His journey—from military service to the pinnacle of the technology and finance sectors—serves as an indelible source of inspiration for all. Britt's impressive track record left an indelible imprint on the world.

ISSUES: Create an ombudsman position; Utilizing AI to evaluate our maintenance program; better communication between Maintenance Company and owners to create a more collaborative environment.

September 11, 2024

My name is Doug Westervelt.

I hereby offer my willingness to be elected to serve on our communities Board of Administration.

I've lived in this community for 21 years, since 2003.

Since January 2021 no other Member has remotely accomplished more changes for the good of all other Members than I have.

Most recently, and specifically:

but for notices of and legal actions taken by me just since July 01, 2023, Boards Members failures to act as financial Fiduciaries for us assessments payers would have cost every owner of all 4968 OToWCA's condominiums \$2.4 million, = \$40/month. My legal efforts resulted in near \$1.2 million in effect refunded to us, that Board's assessments payers last year, FY2023-2024; and prevention of assessment of another near identical \$1.2 million this now ongoing FY2024-2025.

Nevertheless: my need to again have to be legally acting as Fiduciary for past Board's Members financial incompetence's and/or intentional torts or worse, must end via you voting for me to become a Member of the OToWCA-C Board of Administration so as to spur and enable the other Board's Members to at last perform their primary FL s.718 mandated function. That is to act as financial Fiduciaries for us Members- assessments payers; capability that past Board's Members were woefully void of capability or will to perform.

Except for former Chairman Kenneth Colen, I've not known anyone who is remotely my business education and career top management experiences equal. Specifically: I have a B.S. cum laude in Economics from the University of Wisconsin- Madison, recently ranked #20 among 20,000 universities worldwide; and a Master's Degree in Business Finance, Accounting, and Business Law awarded me by the University of Minnesota's Carlson School.

My top management business career experiences have encompassed being: Financial Representative for U.S. corporate acquisitions for a Dow 30 company; Executive Director of a 50 FTE Medical Doctors & a hospital's HMO; and Senior Program Manager for a chronic disease treatment program delivered nationwide via near 100 affiliated hospitals; and aVP of Education Services for the USA's premier knowledge certification company, with only a Senior VP separating me from the company's CEO & Board Chairman.

I have also served, as an officer, on the Board of Administration for owners of 80 townhomes. Do for yourself the wisest action your vote can win; vote for me.

Douglas J. Westervelt