

Bellalago & Isles of Bellalago Community
Homeowners Association, Inc.

NOTICE OF INTENT TO BE A CANDIDATE

I, Debbie S. Rambis, hereby place my name in nomination as a candidate for the **Board of Directors** of the **Bellalago and Isles of Bellalago Community Association, Inc.** I understand that I am responsible for the accuracy of the information contained in the Information Statement. I certify that I am eligible to run for the Board of Directors in accordance with Section 720.306(9)(b), Florida Statutes.

ASSOCIATION CANDIDATE CERTIFICATION

Signed:  Date: September 18, 2026

On-site Address: 

Phone:  Email: 

PERSONAL BACKGROUND:

As a full-time, year-round Bellalago homeowner, I consider this beautiful community my forever home. I bring 23 years as a military spouse, 32 years of federal service as a Lead Social Scientist, and national nonprofit leadership. I served on a 13-member Board of Directors of The Compassionate Friends and later as Executive Director of this nationwide organization with more than 600 chapters.

PRIOR ASSOCIATION EXPERIENCE:

I am completing my first full term on the Bellalago & Isles of Bellalago Community Association Board of Directors, where I have served as President. I have worked closely with fellow directors, committees, management, and residents with a focus on good governance, transparency, communication, and making thoughtful decisions for our community.

COMMENTS ABOUT BOARD CANDIDACY:

Serving on the Board is about much more than managing individual projects. It requires leadership, sound judgment, and looking beyond what needs to be done today to where we want our community to be tomorrow. Directors have a responsibility to make decisions in the best interest of the Association as a whole, even when those decisions may not always be the most popular. We need to take care of today's needs while also planning for the long-term future of Bellalago & Isles of Bellalago.

Please place any additional information on a separate sheet, limited to one page please. Also include a headshot for your election post.

Debbie S. Rambis - Additional Information

When I began serving on our second homeowner-controlled Board, I quickly learned that our responsibility was about more than addressing the issues in front of us. We also needed to build a foundation for the future that future Boards could build upon and carry forward.

Some of that work happens quietly behind the scenes. We created our first Vision and Mission Statements and the Association's first Board Policy Manual. Previously, policies were scattered throughout years of meeting minutes, making them difficult to find as Boards and management changed.

Our Architectural Review Requirements had not been comprehensively revised in more than 20 years. Carrying forward work I began as Chair of the Architectural Review Committee, I was able to bring the final revision to the Board for approval.

Communication and resident involvement have also been important to me. I started our community newsletter, and we created BellalagoHOA.com as a public source of information. We put our previously unused Community Channel to work and created our first Welcome Home Guide, in print and video, in both English and Spanish.

We changed our Board meetings so residents can speak *before* decisions are made rather than after the Board's business is finished. Our first Committee Open House also gave residents a chance to meet our volunteers, learn what committees do, and become involved.

We tackled difficult infrastructure and environmental issues. Three internet service interruptions exposed the vulnerability of having a single fiber route into our community. We pushed for a fully redundant path so service can switch to a second route if one is damaged.

We also began addressing years of shoreline erosion on Lake Bellalago. Our first major SOX stabilization project is addressing 1,200 feet of some of the lake's worst erosion, helping protect one of our community's greatest assets.

After a thorough review, we selected a new security provider, resulting in a more professional security presence and consistent rover coverage throughout the community.

Some of the most important work isn't very visible. Hundreds of hours have gone into preparation, document review, meetings, and depositions for our ongoing construction-defect litigation. We also took steps to ensure the Association and our members are represented by their elected representatives in club litigation and future ownership exploration.

After substantial research, we changed Association legal counsel, significantly reducing collection-related legal costs while improving how delinquent accounts are addressed. Everyone should pay their fair share, but neighbors facing genuine hardship deserve dignity and compassion.

Community isn't just about policies and projects. Our flag-raising ceremony brought neighbors together to recognize those who have served our country, showing our pride as a community. The 250th anniversary of our country as well as the 9/11 25th anniversary, equally observed with pride.

There is still much to do. We haven't only worked on today's needs. We have put policies, systems, infrastructure, communication tools, and traditions in place that future Boards can continue to build upon. **I hope you will give me the opportunity to continue the work we have started, build on the foundation we have created, and keep working for the community we are all proud to call home.**

