

**Bellalago & Isles of Bellalago Community
Homeowners Association, Inc.**

NOTICE OF INTENT TO BE A CANDIDATE

I, **Edward Mullen**, 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.

DocuSigned by:
Signed: Edward Mullen
FB4028A3A24849B
On-site Address: 1040 Windlass Ct.
Email: edwardmullen64@gmail.com

Date: 9/14/2026
Phone: 407-507-5767

This Form May be Emailed to bellalago@fsresidential.com

CANDIDATE INFORMATION

Please include a separate Bio, which will be posted on the HOA website for residents to view

PERSONAL BACKGROUND:

Real Estate Broker and Property Manager (2020–Present) experienced in multi-million dollar transactions, tenant selection, lease management, and HOA rules enforcement. Over 35 years of executive leadership experience, including 24 years as a small business owner managing 12 retail locations (1995–2019) and Regional Sales Manager overseeing 12 high-volume retail stores with \$48M in annual sales (1984–1995). Dedicated primary caregiver managing healthcare advocacy and daily care.

PRIOR ASSOCIATION EXPERIENCE:

- Current HOA Vice President
- Architectural Review Committee (ARC) Member
- Chair of the Executive Committee

COMMENTS ABOUT BOARD CANDIDACY:

I am dedicated to ensuring strong financial stewardship, community enhancement, and transparent governance for all residents of Bellalago and 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.*

Edward Mullen

1040 Windlass Ct.



2020 - Present

Real Estate Broker / Property Manager

- Managed real estate deal from \$400k to multimillion dollar deals
- Manages real estate brokers under me
- Recruited and trained Brokers
- Ensure compliance with Real estate commission rules
- Managed the collection of rent
- Advertise and selected qualified tenants to rent the units available
- Enforced all HOA rules with all tenants at the beginning of all leases

Caregiver

- Managed my mother's Alzheimer's & Dementia
- Managed all of her everyday needs
- Medical advocate with her Dr's and Insurance company.

1995 - 2019

Small Business Owner

- Managed six Gift shops and six floral shops in VA, NC, GA
- Travel to military bases from the east coast to Colorado to promote Art therapy as a form of treatment for PTSD.
- Responsible by the recruitment and training of all associate
- Responsible for negotiating all business lease, cam charges, % rent, and build out credit
- Managed all vendor contracts and terms of condition
- Responsible for the day to day operations, payroll, purchase order, invoices, and P& L reports.

1984 - 1995

Regional Sales Manager

- Managed 12 high volume large box Toy Stores
- Responsible for sales volume of 48 million annual
- Managed all unique store designs that gave me a vast territory from Virginia, Maryland, Florida, Illinois, Minnesota, and California
- Responsible for a work force of over 250 associates, personally responsible for networking, recruiting and training Store manager's
- Responsible for working with store managers to tweet product mix by location
- Responsible for the profit and loss for my region
- Responsible for identifying possible additional locations