

Bellalago & Isles of Bellalago Community
Homeowners Association, Inc.

NOTICE OF INTENT TO BE A CANDIDATE

I, Peter MacGregor, hereby place my name in nomination as a candidate for the Board of Directors of the Bellalago & 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 Florida Statute 720.306(9)(b), Florida Statutes.

ASSOCIATION CANDIDATE CERTIFICATION

Signed: Peter MacGregor Date: September 18, 2026

On-Site Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

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:

As most of you are aware, I was elected to the first BIOBCA "owner controlled" board and served as the Treasurer from March 2023 until the fall of 2024. My past education includes several degrees (BA, BComm, MBA) and other professional certificates (CA CPA). I qualified as a Public Accountant with PwC (A Big 4 firm) and have worked for multiple Big 4 firms both as an auditor and consultant. I have held numerous CFO positions with small, medium and large (Fortune 50) companies gaining experience in accounting, financial planning and analysis, budgeting, treasury and manufacturing operations.

PRIOR ASSOCIATION EXPERIENCE:

I have served on multiple HOA and other boards. Most recently, I served as the Treasurer on the first BIOBCA "owner controlled board". Serving as the Treasurer on the BIOBCA board, we accomplished many significant things- too numerous to list individually here. However, notable accomplishments included ensuring that all cash balances were appropriately insured with the FDIC and invested in CDs earning interest. Month end financial statements were prepared accurately and completed on a timely basis. Notable "waste" was taken out of HOA spending, a new fiber optic and video contract with Hotwire was negotiated and implemented, the TH Special Assessment was thoroughly analyzed and adjusted, power consumption with KUA and Duke power was drastically reduced by embracing cost effective measures, etc. During our tenure and through the 2024 and 2025 budget cycles the HOA fee was unchanged (for 2024) and slightly reduced in 2025 despite an extraordinary cycle of inflationary pressure(s).

COMMENTS ABOUT BOARD CANDIDACY:

We purchased our home in BIOB in July of 2009. We were drawn to the community given its beauty and wildlife and recreational opportunities. As a former board member and Treasurer, I am concerned with a number of things all of which have compelled me to once again seek election to the board. I believe that it is extremely important that the HOA Board represents all residents equally. I do believe that this community lacks a clear vision of where we all want the community to be in 10- 20 years and a mission or roadmap on how we are going to get there.

Fellow residents: My name is Peter MacGregor. I have been married to my wife, Deborah, for over 30 years and we have one 30 yo son. We purchased our house in Bellalago in July of 2009. We are fulltime Florida residents. As most of you are aware I was elected to the first "owner controlled" board in March of 2023 and served as your Treasurer. Prior to that, I served on HOA and other corporate boards.

My background is in the Finance/Accounting area. As stated above my education includes multiple degrees- BA in Economics, BComm in Finance/Accounting and a MBA in Finance/Accounting. After I completed my education, I pursued my goal to become a Public Accountant. I earned my CA, CPA designations with PwC (formerly Price Waterhouse) - one of the Big 4 international accounting and consulting firms. While with PwC, I participated in many audits of small, medium and large private and public corporations covering many different industry sectors such as retail, wholesale, professional services firms, manufacturing, insurance, even HOAs, etc. I also spent time with other Big 4 accounting firms where I was employed as an auditor and consultant. Following that I went into the corporate world working for Fortune 50 companies, eventually reaching the CFO level. During that period, I gained significant experience in accounting, financial planning and analysis, budgeting, treasury- cash management and manufacturing operations and Strategic Planning. Taking advantage of that experience I later founded several companies and assisted and volunteered with other startup organizations.

During my time as Treasurer and Board Director, we accomplished a great deal. I mentioned some of these achievements above. After serving as the Treasurer I did not seek reelection at that time but I have kept engaged with the community most recently serving as the Chair of the Finance Committee. During my brief tenure on the committee, I have noticed many areas in need of improvement. Another thing I noted is that the HOA cash balances are not being properly invested to maximize interest rates/income and they are not fully insured under the FDIC. In the near term the HOA will likely be involved with assuming control and ownership of the club properties. Therefore, I strongly believe that any HOA board requires at least a few directors that have a solid background in the finance area.

Your assessments come out of your pocket. During my tenure as the HOA treasurer we held your assessment flat in Year 1 and decreased them in Year 2 without any reduction in the services provided. Subsequently, they have increased drastically. I want to make sure that every dollar this HOA spends on your behalf is beneficial to the community by providing extra value in areas that every resident deems worthy of an investment.

I am sure that you are aware that property values in BIOB have fallen drastically during the last couple of years. The main cost of owning a home involves paying a mortgage, taxes, insurance and HOA assessments. As all these costs increase in BIOB more than in neighboring communities, our property values fall more. The one thing that the HOA board can control is the HOA fee. Simply put, year over year 20% increases are unsustainable. I along with some of the other new candidates will strive to keep your HOA fees at a reasonable level while providing the kind of things all residents need and want.

In closing, I want you all to know that I will continue to represent every single resident. More importantly, continue to listen to them. Young and middle aged residents often have different views on what a community should be like vs older people. I sometimes look at the age of certain boards and ask the question- are they reaching out to these younger generations or just pushing their own agenda(s).

This community also requires a vision- where do we want to be in 20 years and what is the road map or mission to get us there. I will continue to be engaged to work on this seeking input from fellow board members and all residents.

God blessed us with a beautiful area we call home with all the beautiful rainbows, sunsets, wildlife, etc.

We can continue to keep this a great place to live and I deeply thank you for all your previous and current support. Together we can all make a difference!

