

Bellalago & Isles of Bellalago Community
Homeowners Association, Inc.

NOTICE OF INTENT TO BE A CANDIDATE

I, Ray Cull, 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:  Date: September, 17, 2026

On-Site Address: 

Phone:  Email: 

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:

See attached bio. Retired Executive Director of Research and Development for chemical company, retired US Air Force Major where I lead development of new materials for spacecraft.

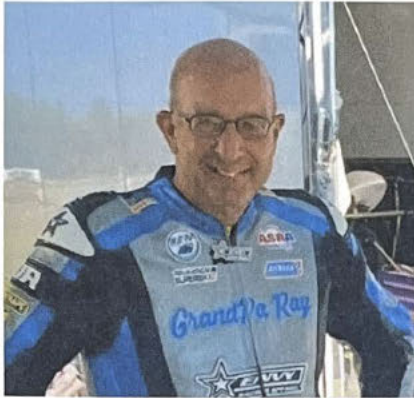
PRIOR ASSOCIATION EXPERIENCE: Served as Chair of the BIOB Finance Committee under previous board. In Ohio I served for 5 years on the HOA BOD in HarborWalk development.

COMMENTS ABOUT BOARD CANDIDACY: Love this community and want to use my 50+ years of experience in leadership, contract management, finance, and community service to help keep my forever home community great. Key areas of focus:

Security: develop a plan to fix our gates to be reliable. Optimize security systems to assure approved guests and homeowners can enter quickly but keep unapproved people out. **Safety:** Assure we can walk through the community without tripping over sidewalks or getting hit in the head by tree limbs or vehicles damaged from low hanging branches. The HOA used to be responsible for these areas – let's do what we can to take back control and unburden the homeowners. Investigate best practices to enforce speed limits and stop reckless driving. We must crack down on lease violations. **Accountability:** Have the right contractors for the job and assure they meet their contractual obligations and cost targets. Do this by leveraging the great expertise on our committees plus have a board with great contractual, leadership, and financial backgrounds. **Financial Stewardship:** It is imperative that every dollar of HOA funds is spent getting the most value possible. This includes budget discipline, leveraging best practices, and always considering cost/benefit tradeoffs. **Transparency:** we must be open on all key decisions, seeking input, and explaining background for the decision.

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

RAY A CULL



I love Bellalago! - we have lived here full time for 8 years - and hope to live here till they tote me away to the old folk's home. I served the HOA as Chair of the Finance committee under the previous board; and my wife, Shelley, and I run the Holiday Angel Trees in BIOB (for Holp Now) where we collect toys for children suffering from domestic violence. I serve on the Boy Scout Eagle Review Board for Oceola County and chair the Building and Grounds Committee at Poinciana Christian Church. *I would like to use my 50+ years of experience in leadership, finance, contract and vendor management, project leadership, and critical thinking*

to assist this great community.

BACKGROUND: I joined the US Air Force right out of high school. Based on my job performance and community involvement I received an Air Force scholarship in Chemical Engineering. Upon graduation, I entered the Air Force as an officer developing new materials for spacecraft. I retired as a Major with 20 years of service. Along the way I got my master's degree in Materials Engineering. In my civilian career I held jobs in research, marketing, business and product development and finally executive leadership. My final job before retiring was Executive Director for Research and Development for a large chemical company. I lead PhD chemists and technicians in 10 different laboratories in 9 different countries around the world. I was Chairman of the Board of The Littlest Heroes - an organization that helps children and their families who are suffering from serious illness. I also was International President of Sampe - a large Engineering Society. My experience has given me expertise in working with a large diversity of people, setting and enforcing multimillion dollar budgets, selecting vendors and assuring they deliver, developing, awarding, and overseeing contracts.

PRIOR ASSOCIATION EXPERIENCE: Served as Chair of the BIOB Finance Committee under previous board. In Ohio I served for 5 years on the HOA BOD in HarborWalk development where we lived.

BOARD PRIORITIES: **Security:** develop a plan to fix our gates to be reliable. Optimize security systems to assure approved guests and homeowners can enter quickly but keep unapproved people out. **Safety:** Assure we can walk through the community without tripping over sidewalks or getting hit in the head by tree limbs or vehicles damaged from low hanging branches. The HOA used to be responsible for these areas - let's do what we can to take back control and unburden the homeowners. Investigate best practices to enforce speed limits and stop reckless driving. We must crack down on lease violations. **Accountability:** Have the right contractors for the job and assure they meet their contractual obligations and cost targets. Do this by leveraging the great expertise on our committees plus have a board with great contractual, leadership, and financial backgrounds. **Financial Stewardship:** It is imperative that every dollar of HOA funds is spent getting the most value possible. This includes budget discipline, leveraging best practices, and always considering cost/benefit tradeoffs. **Transparency:** we must be open on all key decisions, seeking input, and explaining background for the decision.