



Vote for John Richard  
Snapper Village HOA

I have lived in our community since 2022. My home is next door to my daughter Rachel and granddaughters Callie and Charley. We are a 3 generation family making Snapper Village our home.

The following is a little background about my qualifications to be an experienced and thoughtful leader for our community as a member of the HOA Board of Directors.

2008-2018 President and CEO of the Adrienne Arsht Center. As the CEO I managed an annual \$50 million budget. The Center is now recognized as one of the great performing Art centers in the United States.

1989-2008 Executive VP and Chief Operating Officer of the New Jersey Performing Arts Center. Responsible for raising over \$500 million creating, building, opening and operating the performing arts center built for the citizens of NJ.

2022-2025 Chairman of the Board of Directors Miami Jewish Health System. The system is the largest health care system for the elderly in Florida.

My desire is to volunteer and help make our community vibrant, beautiful and safe for all our residents.

You can trust my experience to be open, dedicated and responsive to operating our HOA as a business. I will be responsive to all of the owners in our community.

Our home and community property is a life style choice. If elected I will make a personal time commitment to the best outcomes for all residents, property and community assets.

Thank you for considering a vote for me. I will take great pride in my service if elected.

ELSA CARDENAS

Dear Homeowners of Snapper Village Condominium Association:

As we prepare to elect the Board of Directors for 2026, I would like to express my interest in serving our community, being part of the Board of Director.

In previous years I served as Treasurer, and I would be honored to contribute again as a member of the Board.

I have a bachelor's degree in marketing and a great deal experience in Business Administration.

Over the past decade, we have achieved many improvements, and I believe there is still more we can accomplish together to maintain the beauty and value of our community.

For this reason, I am submitting my name as a candidate for the Board of Directors.

Thank you for your consideration to choose my name, and I look forward to the opportunity to serve for the year 2026.

Sincerely yours,

ELSA CARDENAS

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Estimados Propieatarios de Snapper Village Condominium Association:

Estamos en el proceso de elegir los miembros de La Junta Directiva de Snapper Village Condominium Association para el ano 2026

Participe en anos anteriores en funcion de Tesorera, y seria un gran honor para mi poder formar parte de nuevo de la Junta Directiva de Snapper Village Condominium Association.

Tengo una Licenciatura en Mercadeo y una gran experiencia en admistracion de negocios.

En los ultimos 10 anos hemos logrado muchas mejoras, pero creo que debemos continuar trabajando juntos para mantener la belleza y el valor de nuestra comunidad.

Por esta razon, estoy sometiendo mi nombre como candidata para formar parte de la Junta Directiva.

Gracias por su consideracion al nominarme y espero tener la oportunidad de servir para el ano 2026

ELSA CARDENAS



**Jenny Sunsin has been a resident committed to Snapper Village since 2017 and a professional with a solid track record in administration and operational management. Currently, I serve as an Inventory Supervisor, contributing to a strategic vision focused on the precise management of assets, cost control, and process efficiency—essential skills for the proper administration of the community's financial resources. My commitment to the Snapper Village Board of Directors is based on a strategic platform with three fundamental pillars:**

- 1. Modernization and Innovation: Implementing technological solutions to optimize administrative systems and community communication.**
- 2. Total Transparency: Ensuring ethical and clear accountability in the administration of all the association's resources and finances.**
- 3. Supportive Leadership: Exercising servant leadership, focused on the needs of the homeowners, and strengthening community engagement.**

**Jenny Sunsin is applying to contribute my expertise in resource management to a more efficient, ethical, and forward-thinking administration for Snapper Village.**

**Jenny Sunsin soy una residente comprometida con Snapper Village desde 2017 y una profesional con una sólida trayectoria en Administración y gestión operativa. Actualmente, me desempeño como Supervisor de Inventario, aportando una visión estratégica enfocada en la gestión precisa de activos, el control de costos y la eficiencia de procesos, habilidades esenciales para la correcta administración de los recursos financieros de la comunidad.**

**Mi compromiso con la Junta Directiva de Snapper Village se basa en una plataforma estratégica con tres pilares fundamentales:**

- 1. Modernización e Innovación: Implementar soluciones tecnológicas para optimizar los sistemas administrativos y la comunicación comunitaria.**
- 2. Transparencia Total: Garantizar una rendición de cuentas ética y clara en la administración de todos los recursos y las finanzas de la asociación.**
- 3. Liderazgo de Apoyo: Ejercer una dirección de servicio, centrada en las necesidades de los propietarios y en fortalecer el compromiso comunitario.**

**Jenny Sunsin me postulo para aplicar mi *expertise* en gestión de recursos a favor de una administración más eficiente, ética y con visión de futuro para Snapper Village.**

# Christine Arias



**Hello Dear Neighbors!**

**My name is Christine Arias and have been an owner & resident in our beautiful Snapper Village since April 2014. I am a licensed Acupuncture Physician and have been in the healthcare industry for over the past 25 years now and am well versed in treating from the root of the condition & would love the opportunity to do the same for our community. I am humbly asking for the support of your vote for the Association Board of Directors for 2026. Along with myself I ask for your support in voting for the following persons as well; Arturo Moreno, Leduar Romero amongst others who are also running with me. I truly appreciate & thank you in advance for this opportunity to serve you in this upcoming year. I look forward to doing the best for our association and wish only the best of Holiday Blessings for you & your family...Happy & Healthy 2026!!**

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**Hola Queridos Vecinos!**

**Soy Christine Arias y he sido dueña y residente en nuestro bello Snapper Village desde Abril 2014. Soy Doctora de Acupuntura y he estado en el campo de Salud por sobre 25 años y soy muy bien versada en tratar desde la raíz de la condición y & me encantaría tener la oportunidad de hacer lo mismo para nuestra comunidad. Estoy humildemente pidiendo por su apoyo de su voto para ser parte de la junta directiva de nuestra asociación para el 2026. Junto conmigo, les pido por su apoyo de sus votos por las siguientes personas; Arturo Moreno, Leduar Romero además que otros que también están postulándose como yo. Realmente aprecio y le doy las gracias adelantada por esta oportunidad para poder servirles en este año próximo. Miro hacia adelante a hacer lo máximo por nuestra asociación y les deseo además que lo mejor de Bendiciones de las Fiestas para usted y sus familias...Feliz y Saludable 2026!!**



**Arturo N Moreno**  
**6701 SW 116 Ct # 202**

### **Education**

Bachelor of Science in Technical Engineering, Major in Structural Engineering, 1976

### **Background**

More than 40 years of progressive professional experience in the construction industry, carrying out as a Senior Project Engineer, Sr. Inspector and Construction Project Manager.

Deep experience, developing and managing a variety of construction projects.

Relevant experience includes multi-million dollar projects in the United States and abroad, in maritime construction, vertical residential and commercial construction, bridges and transportation construction work

Experience, in the capacity of Sr. Project Engineer/Project Manager for a variety of private and government owned multi-million dollar projects handling the day to day QA/QC activities, scheduling different specialties assignments, controlling field issues until final resolution, coordinating with design team for the most feasible solutions, management and preparation of all required documentation obligatory to maintain the Project proper records.

Also, monitoring and guaranteeing the work is performed in accordance to Contract Documents, with the required and expected quality and the work to be performed within scheduled time and budget.

Involvement correspondingly been in reviewing the soundness of change order requests, go through payment applications and maintaining proper scheduling with construction testing agencies, as well as with government agencies having jurisdiction with the permitting of the Project and consulting/design Organizations

### **Community Involvement**

Member, as VicePresident, of SVCA Board of Directors on 2004  
Board member of SVCA Board of Directors on 2005



**Leduar Romero**

Greetings Snapper Village Homeowners Association Members,

My name is Leduar (Leo) Romero and I'm excited to announce my candidacy for a position on the 2026 Snapper Village HOA Board of Directors. As a former board member committed to the integrity, progress, and long-term health of our community, I am presenting these changes and initiatives which I believe are essential to ensure operational efficiency, fiscal responsibility, and the overall enhancement of resident satisfaction.

### **1. Review and Amendment of Restrictions on Board Member Communications**

The board must identify and amend any laws, statutes, bylaws, or association rules—if they exist—that prohibit board members from discussing HOA-related matters with internal or external parties. Open communication is necessary for gathering information, exploring service options, discussing issues and ideas, and performing due diligence on behalf of homeowners. If any provision is found that unreasonably restricts a board member from acting in the community's best interest, it should not exist. Should these restrictions exist and remain in place, I will resign.

### **2. Comprehensive Modernization of Bylaws and Governing Documents**

Our bylaws contain outdated voting requirements, regulations, and provisions that no longer reflect the operational reality or demographic makeup of our community. For example, major structural changes require a voting threshold that is nearly impossible to achieve given that a significant portion of owners are non-residents, do not participate in elections, and are minimally impacted by decisions that heavily affect full-time residents. To maintain proper governance and avoid stagnation, the board must prioritize a full review and modernization of the bylaws, ensuring they are practical, enforceable, and representative of the community we manage today. If we are unable to update these foundational documents, I will resign.

### **3. Mandatory Reform of the FSR Vendor Selection Process**

The current process through which FSR screens, filters, evaluates, and recommends vendors lacks transparency. The board must implement: (1) A standardized, audited vendor selection process, (2) Mandatory competitive bids for all major services, (3) FULL Disclosure of business relationships, incentives, or preferred vendor arrangements with FSR, (4) Independent board review of all final vendor recommendations. The Board must ensure that service providers are selected based solely on merit, pricing, reliability, and community benefit—not convenience or FSR internal filtering practices. If this process is not changed, I will resign.

### **4. Elevation of Customer Service Standards and Accountability**

Homeowners pay monthly fees that directly fund the management company's compensation. The level of service we receive must reflect the financial commitment we provide. The management company staff must demonstrate: (1) Timely responses, (2) Professional conduct, (3) Transparent communication, (4) Proactive problem-solving, (5) Respectful solutions, (6) A measurable standard of performance, etc. Too often, the customer service level delivered falls below what homeowners are paying for and this is one of the most common issue affecting homeowners. This cannot continue.

### **5. Strengthening of Reserve Funding for Improvements, Investments, and Long-Term Development**

The board must lead a shift in community culture toward responsible financial planning. We need to collaborate and to financially commit to improving our community. **WE NEED RESERVES**. Our reserves must be adequately funded to support: (1) Much-needed infrastructure improvements, (2) Long-term capital investments, (3) Emergency and contingency planning, (4) Future insurance savings. To achieve this, residents must be educated on the importance of supporting additional contributions or assessments. Without strong funding, investments and reserves, the community will continue deteriorating and it will be financially impossible to undo the damage.

**Ana María Roqué**  
6537 SW 1116 PL, Unit A.

Dear neighbor, I have been a proud resident of Snapper Village since 1994, giving me a unique perspective both its greatest strengths and its challenges. I care deeply about our property, our quality of life, and the long-term financial health of our association.

I previously served on the Board in 2008, during a critical moment for our community. Working collaboratively and focusing on responsible management, we saved the association **over \$2 million** on a lighting contract when we had to redo all the street lights to comply with Miami-Dade codes. That experience reinforced my belief in transparency, oversight, and protecting homeowners' interests.

With **30+ years as a full-time real estate professional**, I bring extensive knowledge of:

- Condominium law and legislation
- Budgeting and financial planning
- Property maintenance and long-term capital needs
- Personnel and contractor management
- Careful review and interpretation of contracts

I understand how to evaluate bids, negotiate fairly, prevent unnecessary expenses, and ensure our community receives quality service at a fair price. Most importantly, I am committed to listening to homeowners and making practical, well-informed decisions that benefit everyone.

I would be honored to serve our community again, with integrity, professionalism, and care. Thank you.

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Estimado vecino, soy una entusiasta residente de Snapper Village desde 1994, lo que me permite comprender muy bien sus fortalezas y los retos que hemos enfrentado. Me interesa profundamente nuestro bienestar, la calidad de vida y la salud financiera a largo plazo de la asociación.

Fui miembro de la Junta en el 2008, en un momento crucial para la comunidad. Trabajando de manera responsable, logramos ahorrar **más de \$2 millones** a la asociación en un contrato para traer a código las luces de los parqueos de la comunidad. Esa experiencia reafirmó mi compromiso con la transparencia y la protección de los propietarios.

Con **más de 30 años como profesional de bienes raíces**, apporto amplio conocimiento en:

- Leyes y normativas de condominios
- Presupuestos y planificación financiera
- Mantenimiento y necesidades de capital
- Manejo de personal y contratistas
- Análisis y comprensión de contratos

Sé cómo evaluar propuestas, negociar adecuadamente, evitar gastos innecesarios y asegurar que la comunidad reciba servicios de calidad a un costo justo. Sobre todo, estoy comprometida a escuchar a los propietarios y tomar decisiones prácticas y bien fundamentadas que beneficien a todos.

Sería un honor volver a servir a nuestra comunidad con integridad, profesionalismo y dedicación. Gracias.