

# Bella Casa Owners Association

Professionally Managed by SBB Community Management, AAMC®

## Board of Directors Candidate Application

**Name:** Chondra S Carston

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*Applications are due to SBB Community Management, AAMC office by 5 PM on February 12, 2026, for candidates to be included on the ballot.*

Please fill in the information requested below and feel free to attach additional pages, if necessary. This information will be duplicated and made available for the homeowners to review prior to the meeting.

**Community Association Experience:** This would be my first experience serving on a HOA board. My experience is in business operations. I step into unstructured situations where I must assess conditions quickly, identify issues and create solutions that prevent companies from stagnating their growth due to a lack of scalability planning in the beginning. I have extensive experience in stepping into unknown situations and creating comprehensive plans for moving forward with organization directed towards growth. I will lean heavily upon that experience stepping into the Bella Casa HOA. Working closely with SBB Management, as the HOA's paid consultants, to ensure continuity in our community.

**Business or Job-Related Activity/Experience:** I own a consulting firm providing accounting, Controller and outsourced CFO services to small to medium sized companies throughout the country. In addition to the basic accounting services of issuing/reviewing financial statements, I also review/manage vendor contracts; establish effective communication between management and staff to ensure a functioning organization; and establishing processes that allow companies to thrive in varying scenarios regardless of the economic climate.

**How I believe I can serve the community well:** There is an absolute necessity to understand the contracts that are in place and make sure Bella Casa is getting the maximum return for the negotiated pricing. I am also an effective communicator and understand that maintaining board/owner communication is the cornerstone of being a board member - a representative - of my neighbors. I understand budgets and how to allocate monetary resources so that we have a fiscally healthy neighborhood today and a healthy cash reserve for the future - prioritizing capital expenditures for infrastructure repair/maintenance over cosmetic fixes.

**My goals for the community during my tenure include:**

- establish transparency to the association's finances – insurance; landscaping; pool maintenance; etc
- working with the management company to establish communication channels so members can communicate their concerns to the board and receive direct follow-up
- getting a comprehensive plan for what our infrastructure issues are and creating a plan to address those for long term maintenance of our properties
- establishing a meeting schedule that allows owners the maximum opportunity to attend
- creating committees from the many talented owners in the community willing to help by putting their expertise to use to make our community better
- amending bylaws to require the Board get owner approval for expenditures exceeding a specific dollar amount