

***Oak Brook Bristol Park Homeowners
Association 2023 Annual Meeting
Absentee Ballot
November 12, 2024 7:00 PM CST***

"By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting. You may submit an absentee ballot and later choose to attend any meeting in, in which case any in-person vote will prevail."

The homeowners will elect (3) THREE homeowners to the Board of Directors in accordance with the Bylaws recorded with Collin County ****ONE VOTE PER HOUSEHOLD**. Nomination Bios have been provided beginning on page two.

Please submit your completed absentee ballot no later than November 12, 2024 12:00 PM. Otherwise you will be required to vote during the meeting

Email: customerservice@propertymanagementgroup.org,

Fax: 972-591-5625

Mail: Oak Brook Bristol Park Homeowners Association, 10340 Alta Vista Rd. #C, Fort Worth, TX 76244

STEP ONE: PLEASE SELECT/ WRITE IN A TOTAL OF THREE (3) HOMEOWNERS TO THE BOARD

- Alan Wirkman
- Melissa Kuznik

- _____ (Write In)

- _____ (Write In)

- _____ (Write In)

STEP 2: SIGN AND DATE

Signature: _____

Printed Name: _____

Email/Phone: _____

Homeowner Address: _____

Nomination Bios:

Alan Wirkman:

I am excited to announce my candidacy for re-election to the Board of Directors of our HOA. Since moving to our wonderful neighborhood in 2016, I have had the pleasure of serving on the HOA Board since 2021. This experience has deepened my appreciation for the vital role our association plays in maintaining the beauty and property values of our community.

I am a firm believer in the unity of our community, encompassing all residents and homes from both entrances. **I want us to continue to thrive as one cohesive neighborhood.**

As a Board member, I share the responsibility of protecting and enhancing the property values of our community. This involves a commitment to maintaining the aesthetics of our surroundings, including the upkeep of common areas, enforcing architectural guidelines, and overseeing landscaping and maintenance projects.

Fiscal accountability is a cornerstone of responsible board membership. Since the HOA transitioned from the builder M. Christopher, we have worked diligently to control our spending and develop a fiscally responsible reserve fund. I am pleased to report that as of September 1st, we have a total equity of over \$46,000, with total expenses year-to-date just over \$17,000.

Given our strong financial position, I propose we **enhance the landscaping at both entrances and resume the tradition of decorating them with unlit wreaths during the holidays.**

Additionally, **I advocate for reducing the annual assessment for residents who pay on time to \$900 per year.**

Furthermore, I recognize the importance of effective property management. Our current management company receives almost 15% of our annual income yet has shown significant communication gaps and responsiveness issues. We have **a fiduciary responsibility to explore contracts with different management companies** to ensure we receive the best service for our community.

I would be honored to continue serving you on the Board.

Melissa Kuznik:

BIO:

As a results-driven executive with over 20 years experience in the healthcare industry, I possess a strong business acumen gained through years of leading teams through periods of growth and transformation.

Strengths include:

- Highly motivated leader with strong commitment to drive results and deliver on promises.
- Persuasive communicator and assertive negotiator with proven ability to obtain desired outcomes.
- Skilled strategist with well-developed interpersonal skills that enable productive collaborations resulting in the achievement of goals and objectives.

I earned my Doctorate in Pharmacy from the University of Florida.

Goals for community/comments:

Having been a member of the HOA since 2017, I'd like to ensure our Board honors its fiduciary responsibility to the HOA membership. Should I be elected as a Board Member, know that I will be a functioning and contributing member. In addition to being a good steward of our collective resources, my vision for our Board includes being communicative with homeowners and promoting a sense of community within Bristol Park yet ensuring the HOA is not intrusive.