

## **QUESTIONS AND ANSWERS TO DATE**

(Most recent questions added at end)

January 7, 2026

### **What are your thoughts on Justice for Colonial Directors appointing a replacement director before the resignation of Mike Jiambalvo?**

Despicable. It shows the current Lakes directors have no respect for the residents of the Lakes Village. Despite their past cries for transparency, that members matter, and everyone should have a vote, they met in secret and made an appointment. No Lakes Village residents were asked to submit their interest, there was no interview process and a crony of theirs was appointed. Think about this - Lakes will have three directors who were APPOINTED and only one who was elected. And, despite the appointment method they used was rejected last year, they try the same deceitful process. More of their shenanigans to cost us extra legal fees.

My opponent touted on his campaign literature that he is for: *Sound process: votes, notice, and governance done the right way.* NO Votes! NO Notice! NO governance done the right way! Look at whose names are on the letter announcing the appointment of our “new director” for the Master Board. Disrespectful to all of us. Broken promises by my opponent before he is even elected.

### **Do you agree with the change to the documents to only count votes of those actually voting? Currently if someone does not vote, it counts as a “no” vote.**

Yes. I am a member on the Ad Hoc Governing Documents Committee that was appointed after an interview with all the Lakes Directors. I have pointed out this committee is a perfect example of the Lakes and Golf Village members working together. There were a lot of different thoughts on this, and folks I thought would be against this were actually proponents of changing the vote. This committee unanimously voted for this change. So yes, I agree with this change and support our committee.

What I don't like are groups like Members Matter putting out scare tactics about how a very small group could change all the documents. As an engineer you deal in possibilities and probabilities. Is it possible a meteorite could hit a jet at 30,000 feet. Sure. But what is the probability of that - extremely minuscule! In fact, in the history of air travel a meteor strike has never been confirmed. The voting patterns examined by the Ad Hoc Docs Comm shows no likelihood that 18% would pass a document change.

The committee will be presenting detailed analysis and factual data supporting this change shortly, as well as Town Halls prior to the vote. Please keep an open mind.

### **Why isn't there a cap on the yearly Master Association fee assessment increases? Is this something you would propose to be implemented?**

No. This would hamstring the ability of the club to react to changing financial situations. What management has been able to do is to bring the actual operation costs under budget the last three years. This has allowed the Master Board to provide credits to residents against the assessment.

### **How will you address the large Food and Beverage subsidy?**

I'm all for Food and Beverage Cost Control measures. Challenging staff and management on cost control should occur in the committee process. None of the current Lakes Directors have attended either the House or Finance Committee meetings and spoke on cost control. In order to fully understand the challenges of Food and Beverage, directors should take the time to meet with management, understand any limitations, and work together to see where costs may be controlled. Spend a day in the kitchen with Chef and his staff.

My opponent has called for a forensic audit of Food and Beverage. He clearly does not understand what a forensic audit consists of. These are extremely detailed audits designed to determine how money was fraudulently used, and this type of audit is used for litigation purposes. They are not for cost control. They can cost in the range of \$100,000. Is this just another method for the radical directors to try to sue or file false complaints against Colonial?

If Lakes directors want answers, then know the right questions to ask. All of this information is contained in Cost of Goods Sold reports subject to audit now. Trust me, they can tell you the exact amounts of napkins, etc.

This is committee work interfacing with management. If elected I will make this a priority to seek potential reductions without a loss of quality. If the current directors want answers, they should have joined a committee and learned how cost management works at the club.

January 9, 2026

### **Do you agree with the change to the documents to only count votes of those actually voting therefore eliminating no votes from those not casting votes?**

I am a member on the Ad Hoc Governing Documents Committee that was appointed after an interview with all the Lakes Directors. I have pointed out this committee is a perfect example of the Lakes and Golf Village members working together. There were a lot of different thoughts on this, and folks I thought would be against this were actually proponents of changing the vote. This committee unanimously voted for this change. So yes, I agree with this change and support our committee.

By a person who is non-engaged and does not vote, that is counted as a NO. That severely disenfranchises the rest of the residents in CCC. The more people who do not vote, it then increases the number of votes for passage. Sometimes that means it would take 95% or more of those who voted to get enough YES votes for passage. My opponent has said at

his Meet & Greets he would vote against this change. He also has never attended even one of the committee meetings working on this proposal.

What I don't like is folks putting out scare tactics about how a very small group could change all the documents. Is it possible a meteorite will hit at jet at 30,000 feet. Sure. But what is the probability of that - extremely minuscule! The voting patterns examined by the Ad Hoc Docs Comm shows no likelihood that 18% participation would pass a document change.

My opponent voted for moving forward with such changes, but has told people this week he is not for such changes.

**The golf fees for Lakes Village residents increased greater than 50%. Was the purpose to exclude Lakes members from golfing?**

I do not feel this was done to exclude members. The Golf and Greens and Finance committees did a detailed analysis of other private and public courses when setting the rates for this year. I have heard from many residents about this issue, and it is my intent if elected, to try to get some degree of preferred pricing in the future.

**Do you think the membership not having a vote for the ENTIRE plan was right or wrong?**

Without having access to all the information the directors had, in hindsight, it was likely better to have had a community vote on the master plan, especially since the Vision 2020 handled it that way. I have heard from both Golf and Lakes members who were equally upset there was no community vote.

It is tough to second guess the decisions of past and current Boards because you and I are likely not privy to all the information and discussions that took place before their votes. The presumption exists the board proceeds with policies that are best overall for the club. When this issue came up in the past, I researched the Florida law, which always comes down to what is the language of the governing documents. In our case, the language provided for a vote for material alterations, but also contained language that notwithstanding, the Board could proceed without a vote. Did the board act in a legal fashion, I would have to say yes. Understanding now the perception behind the vote by members, I would support a community vote.

**What would you do about the perception of targeting for discipline the owners who raise questions?**

I would remind residents that disciplinary actions arise from complaints filed by owners. Only after those complaints are filed, does the board get involved in fact finding. The complaints are examined for violations of the CCC governing documents. While

everyone is entitled to passionately address matters, it must occur within our guidelines. Sometimes that passion exceeds the bounds of good conduct, and that is when discipline occurs. To combat any perception issues, members should attend the hearings to learn the exact issues.

**Are you in favor of outdoor dining at the main pool and if so what timeline.**

It does not matter what I am in favor for. The voters have said NO, and I will represent the voters' wishes.