
MAGNOLIA POINT COMMUNITY ASSOCIATION, INC .

A Florida Corporation Not-for-Profit

% May Management Services Inc.

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BOARD CANDIDATE INFORMATION WORKSHEET

Date: 01/27/2025

Name: Ann Sims

Address: 1805 Shoal Creek Circle

Phone: 970-227-4806 Email: ann_sims_magpt@outlook.com

Date moved to Magnolia Point: 02/25/2021

1. What are your reasons for volunteering to serve as a member of the Board of Directors?

- To serve the entire community, making sure that everyone has a voice and opportunity to be heard
- To ensure that the Board follows all duties required by law, including fiduciary responsibilities to the members of the Association

2. Please provide an overview of your education and work/career history, or attach a current resume.

- I have a degree in Accounting and have worked in the heavy-highway construction industry for the last 40 years; my last position was CFO. I owned my own consulting practice from 2014 to my retirement at the end of 2020.
- I have completed the Certification Course for Florida Condo/HOA Boards on January 6, 2024. I will update that certification if elected this year.
- I have hands-on experience with the inner workings of many companies and have assisted them in bringing their business practices in line with what the best companies do to be successful.

3. What skills and experience would you bring to the Board that will benefit the community?

- Having worked extensively in process improvement and best practices for accounting, I believe that I can bring a business-focused and structured approach to the Magnolia Point Board of Directors and its activities.
- As a consultant to many companies, I am experienced with working with varied personalities and opinions and have the ability to bring people of varied backgrounds and aspirations together for a common goal.

4. Much of a Board member's time is spent dealing with financial issues within the community. Reading and understanding financial statements is essential. What experience do you have in the area of business financials that will help the Board and the Community?

- My 40 years of accounting is what I offer: producing, reading and interpreting financial statements for several hundred construction companies.

5. Will you be able to commit enough time to attend meetings, respond to emails, and assist with community needs and issues as they arise? (This could be up to 10 to 25 hours per week.)

- Yes, I am retired.

6. Have you been involved with any community committees, attended Board meetings, or otherwise served organizations within the community? Have you served in other communities?

- Yes, I am a past member of 4 other HOA's. I have served on the Board of two of them – Secretary/Treasurer of one, Secretary, Treasurer, Vice President and eventually President of the other.
- In this community, I have been on the Block Captains committee and the CLC Committee. I am currently the Chair of the Strategic Planning Committee. We have been working to drive some of the initiatives from the 2022 Strategic Plan to completion, after a 2-year period of inactivity.
- In addition to serving communities, I have been a member of a professional association serving the Construction industry for over 30 years. During that time, I served on numerous committees and was Chair of the Education Committee. I also served on a committee that was responsible for the design, creation and ANSI-accreditation of a financial credential for the industry. Later, I served on the Board of the credentialing Institute – Secretary, Vice Chairman and finally, Chairman in 2008.

7. What do you believe are the biggest issues facing our community in the next few years?

- Underfunded Reserves
- Timely action on normal Board issues
- The relationship with the Club
- The Board being clear on the limits of their authority

8. As a member of the Board, in what areas could you make the greatest contribution?

- I am action-oriented and will help to keep the other Board members focused on resolving issues in a timely manner.
- My business and best practices background will help run the Board as a business.

Signature:

