

CANDIDATE INFORMATION SHEET

Joe Chao
3468 Olympic Drive
Green Cove Springs, FL 32043

Married to Norma Chao. Raised in Jacksonville Beach. Moved to Magnolia Point in April of 2010.

BS Florida State University

Commissioned Officer United States Army. Vietnam Veteran

Spent 30 years as a contractor in Atlanta contracting renovation projects in multi-family and condominium communities.

Later worked for a construction and maintenance consulting firm specializing in consulting with management companies and homeowner associations.

Served on the first MPCA Board of Directors as President. SunTrust Bank took a deed in lieu of foreclosure from the previous developer but allowed the volunteer Board to make decisions on day-to-day activities. Later served as a Board member during the COVID years.

Served on the Architectural Review and Rules Enforcements Committees

Have assisted and advised many neighbors with home projects, mailbox maintenance etc. Have had the pleasure of visiting with over two hundred neighbors inside their homes.

Was an active full member of the Club for thirteen years. Worked closely with the Club owners. Active role in promoting and implementing the original Amenities Agreement. Though ultimately the decision of the developer, the community voted to allow the special assessment/three-year fee increase..

What is important to me?

- 1. Total accountability and transparency with all vendors. Insist on contract compliance with all.*
- 2. Respect, recognize and appreciate all volunteers*
- 3. Expand the role of the Community Association Manager to make the role of volunteers more manageable. .*
- 4. The last available reserve study stated that the reserve account is underfunded by approximately \$5,000,000. Apparently the Board did not like the result of the study and has commissioned another study that will be based on additional data. A decision must be made as to whether or not the fund should be fully funded. This decision involves millions of dollars, fee increases and the high probability of special assessments. This should not be the decision of five members of the Board. All members of the MPCA should have the opportunity to vote on this important matter.*
- 5. Seek input from our neighbors regarding Access Control and continue to work closely with the Access Control Committee. Consider slight widening of the east entrance roadway to eliminate bottle neck and daily backup. Congestion will be significantly lessened immediately.*
- 6. Strict adherence to our Declaration of Covenants and Florida state statutes.*
- 7. Provide the opportunity for neighbors to choose and especially when a Board decision has the potential to materially alter their contribution to the budget. Utilize surveys or voting when appropriate.*
- 8. Identify the amenities that add quality to our life experience and pay a reasonable amount for the use and maintenance thereof. Limit community support of amenities to cost centers. Eliminate support of any amenity that would be consider a profit center. Ask our neighbors to vote on the purchase or use of Amenities.*
- 9. Improve Board meetings by ensuring that every word spoken by a Board member or member of our community can be heard by every person in the room and by those who choose to view/listen at home.*
- 10. Limit Board meetings to two hours.*

11. *Improve our Magnolia Point website. Make it more responsive to community needs. Engage professional management and maintenance of the site.*

I have been involved in many aspects of Magnolia Point life for fifteen years. I am familiar with and have interacted with the two developers that were here during that time. I am familiar with and heavily involved in the original three-year amenities Use Agreement and know its intent, benefits and limitations. I am familiar with all of the Magnolia Point Documents and Florida State Statutes that govern homeowner associations and strongly believe all Board members are obligated to operate within their constraints. I have attended one seminar for Board members and will attend a certified refresher course if elected.