

CANDIDATE INFORMATION SHEET
Election 2011



OWNER'S NAME: William Golembo BLDG/UNIT# 4/1A
PERMANENT ADDRESS: 4314 NW 9 Ave Bldg 4 Apt #1A Deerfield Beach, 33064
Day Time Phone# 954-534-5071 E-MAIL: GOLEMBO@YAHOO.COM

PERSONAL BACKGROUND: I was born in Ukraine in 1964, migrated to USA in 1978, and I am fluent in Russian and English. I am qualified to be elected to the Board of Directors by virtue of the fact that I am MEMBER IN GOOD STANDING of the Heritage Circle Condo Association.

PRIOR EXPERIENCE: I have extensive formal education and experience working in Accounting, Financial Auditing, Information Technology and Business Management. I am currently working on my Masters of Business Administration (MBA) at FAU in Boca. In order to fully understand our current situation, I have studied and passed Florida State certification requirements for Community Association Manager (CAM), Mortgage Broker and Real Estate Sales Associate. My original intensions and opinion of our current Board of Directors was outlined on Heritage Circles web site: <http://www.neighborhoodlink.com/people/golembo>

Comments about Board candidacy: I am very interested to start participating in our Association's decision making process and to do everything that I can to make and keep our Community a great place to live. I do not feel that everything is being done to improve and preserve our community's health and financial stability that we as owners expect. Whether I am elected to the Board of Directors this year or not, I will try to bring about changes in our Association's attitude towards our Communal expenses, our safety and marketability of vacant apartments. Next year, *in 2011*, I hope to comprehend:

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1. Who is included in our **\$240,384** per year Payroll expense? Who and what do they do for the Owners?
 2. What benefits am I getting from over **\$101,047** per year in Administrative expenses? Can I itemize this Account?
 3. Why are we paying almost **\$680 per month** for our Office Telephone? Can we see these monthly Statements?
 4. What were the Repairs done in 2009 that Cost us **\$233,627**? Are all of our Vendors properly licensed by our State?
 5. In 2008 alone, we paid **over \$20,000** in lawsuit fines and penalties. Who is responsible? Are there more coming?
 6. Can we implement a system of having at least **2 Board Directors** (not only CAM) sign all Association's Checks?
 7. What has our current CAM done to market, sell or rent the numerous vacant apartments in Heritage Circle?
 8. How, or by what legally certified **Agency**, are all new Tenant Background Checks being conducted?
 9. When will we be able to adjust our Communal expenses to include the nightly Security for our Resident's Safety?
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Dear Heritage Circle Owners: I feel that there are many more issues that are currently being neglected **OR** are not properly managed by all of our current representatives on the Board of Directors. I intend to participate and protect the future destiny of our Community for as long as I feel that my efforts are understood and supported by its Owners. We all have equally shared and vested interest in making our community safe, pleasant and the best possible place to raise a family or to retire and enjoy. **Please participate.**

Signature: _____

Date: _____