



VIZCAYA

Traditions at Vizcaya Community Association, Inc. 2023 Election of Director Candidate Statement

Name: Venkata Phani Patelkhana

Unit Address: 5023 Risana Bnd, Round Rock, Texas-78665

How long have you been an owner at Traditions at Vizcaya Community Association, Inc.? 4 yrs

Why are you seeking election to the Board?

I would like to continue to represent the voice of Vizcaya residents in the board. I strongly believe this is an opportunity to make a difference and work towards continuing to improve this awesome community that we live in. I believe that as the first resident elected board member, I have gained valuable experience in the operations of the HOA and believe that another term will enable me to apply those to maximize the value of our HOA contributions towards the betterment of our community.

In addition, I would like to see the further growth of community by improving participation/engagement of residents in decision making, finding innovative ways to deploy the funds, while keeping HOA fees affordable and improve HOA operations, Reserve funds, Amenities and services in a cost-effective manner.

Prior Board Experience:

As the current resident board member and would like to share few key highlights that have been accomplished as part of my current Board term.

Delivered on quality-of-life improvements

- 1.Revamped the traditions pool deck for better experience.
- 2.The new lights for the sand volleyball court, sports court and the playground have been installed.

Cost Savings/Contract Negotiations

- 1.Reduced capital improvement expense (Approximately \$6500 compared to estimated) by splitting the project between two vendors and competitive bidding for Kids park lights, Volleyball court lights, and to run power from the pavilion to mentioned amenities, including sports court
- 2.Reduced reserve expenses (Approximately \$ 36000 compared to estimated) by competitive bidding to revamp the traditions pool deck. With these savings, our reserve amount as of July 31st 2023 is \$67,920.
- 3.Reduced capital Improvement expense for sports court access card by competitive bidding.

Partnership with Maintenance Board:

- 1.Secured budget for 6 benches and concrete pads from Maintenance Budget. All six benches were installed across the community.
2. In last year's October board workshop, I proposed the need to bid out the landscape contract by presenting the current vendor's previous three years' historical data for potential cost savings and the need for supporting documentation for all repairs and maintenance invoices. Following a tedious bidding process, the result was 10% overall savings (Approximately \$40K yearly) in the overall Landscape contract expense for the Maintenance budget with the same service and additional supporting documentation for all vendor invoices. I was not in favor of continuing urban dirt. Still, the maintenance board and heritage board were in favor of urban dirt, which resulted in saving \$40000 yearly instead of \$90000 approximately yearly.

Financial Transparency/Process improvements/Engagement

- 1.Comprehensive financial statements are now available on the Traditions website to all residents.
- 2.Mandate supporting documentation (Photos, service logs and board approvals) for major repairs and maintenance.
- 3.Increased association newsletter frequency to weekly from monthly
- 4.Increased residents' participation in HOA activities through regular Town halls and Surveys.

Related Work/ Volunteer Experience:

Part of various employee resource groups in my current and previous companies, where we provide networking opportunities, career growth, organized and participated in various team building, volunteering and social events.

Other Information Relative to your Candidacy:

I bring with me over 16+ years of IT experience in various roles and responsibilities with multi-cultural exposure and overall understanding of applicable laws and nuances of budget planning/contracts, skills in influencing and negotiation, business acumen and previous non-profit experiences that would help me to be successful and make valuable contributions as a board member. I have always been excited and passionate about volunteerism and enjoy building trust/relationship in the community.

