



VIZCAYA

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

Name: Lea Black

Unit Address: 4908 Strada Drive

How long have you been an owner at Traditions at Vizcaya Community Association, Inc.? 3.5 years

Why are you seeking election to the Board?

In the upcoming resident HOA Board of electors election I am requesting your support to be one of the 3 members selected to move our neighborhood forward.

We currently lack transparency and communication into decisions being made for our neighborhood. Which ultimately has made our reserve funds less than 35% funded. It's time to understand our financials and run Vizcaya as a business and work alongside our Heritage neighbors.

I promise to provide an email address to residents to contact me and be available for open dialogue on feedback on what can be done better or differently. Open board meetings will allow our residents to participate and understand where funds are being allocated and why and what the votes of the board are for full transparency.

I want to continue to have a neighborhood to have my children flourish and meet other families all working towards a neighborhood we can be proud of.



Prior Board Experience:

Proven leader working on your behalf. Wife, mother of 2 toddlers and a senior sales executive. Looking to improve communication and transparency in the neighborhood and ensure we're working towards a positive \$ reserve funds.

Related Work / Volunteer Experience:

Senior sales executive with negotiation skills. I have follow through and am transparent with clear communication. I want to provide a quarterly feedback survey to ensure we can continue to improve as a community.

Other Information Relative to your Candidacy:

- Review Urban Dirt's work and look to add in freeze coverings into bid
- Create a specific HOA Director email address so residents can contact me
- Negotiate bids with 15+ years of sales experience negotiating contracts
- Ensure we are working towards a positive reserve funds
- Distribute a resident satisfaction survey to gather critical feedback to adjust process and procedures and ensure high satisfaction from neighbors
- Implement "Slow Children at Play" & "No Thru Traffic" signage on Caruso and throughout neighborhood where necessary and where funds allow
- Work with local law enforcement to implement speed limit signs and/or speed traps
- Ensure water is turned off to pool during freeze temperatures and cover exposed pipes (see freeze of Feb 2021 when pool pipes exploded). Purchase appropriate items to have on hand to cover pipes. Understand winter servicing and cost.
- Work alongside social committee and review contracts and ensure we are not spending over funds by not preparing for service fees if minimums are not met
- Multi-purpose stage - water balloon fight, mini splash pad, capture the flag
- Work alongside Heritage Resident Board members to ensure we are working towards similar goals
- Provide a spring guide/class on lawn maintenance
- Research feasibility and liability of a neighborhood dog park