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DECLARATION OF CANDIDACY
V.P. HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS - 2019

This form declares my candidacy for the position of director of the V.P. Homeowners Association, Inc.

SIGNATURE (required):

[Handwritten signature of Rick Dwyer]

This form must be completed in full and received at the Community Management Office, 1431 Orange Camp Road, Suite 116, Deland, Florida 32724 by Wednesday, February 20, 2019 by 5:00 p.m.

For information pertaining to elections and director responsibilities, refer to the By Laws of the V.P. Homeowners Association, Inc.

NAME

RICK DWYER

ADDRESS

216 THISTLE DOWNS ST

OCCUPATION

RETIRED - H.P.

HOW LONG HAVE YOU LIVED IN VICTORIA PARK?

10 MONTHS

E-MAIL ADDRESS

RICK@RICKDWYER.COM

TELEPHONE

HOME *386-663-3800* CELL *351-527-9979* WORK _____

Have you ever served on a Community Association Board of Directors? ☒ Yes ☐ No

If, yes, where, when and in what capacity (director, president, etc.):

DEBARY PLANTATION/DEBARY GOLF AND C.C. - DIRECTOR

Please list community service:

SEE ATTACHED

Describe your qualifications and background:

SEE ATTACHED

Rick Dwyer, page 2

Please list community service:

- Former Council Member for the City of DeBary, having served a three-year term.
- Former member of the DeBary Code Enforcement Board with six years of service.
- Former Chairman of the DeBary Charter Review Committee.
- Former Director of the DeBary Plantation Homeowners Association, a.k.a DeBary Golf and Country Club.
- Former Chairman of the DeBary Plantation Architectural Review Committee (ARC).
- Former member of the DeBary Plantation Violations Committee.

Describe your qualifications and background:

Retired from Hewlett-Packard (HP) Company as a Software Engineering Project Manager responsible for design and implementation of various applications for major accounts including the State of Florida, Coca-Cola, Colgate, and others.

As an HP manager I was responsible for projects with budgets of a few hundred thousand dollars up to a multi-year project with a budget of \$416,000,000.

I hold a bachelor's degree in Business Management with emphasis in strategic planning and accounting.

As a former DeBary resident and Director of the DeBary Plantation Homeowners Association, I performed in the role of Director, and Chairman of the ARC. Prior to serving in the elected position I volunteered as a member of the ARC and Violations Committees for about six years.

Elected to the DeBary City Council in 2014 and served a three-year term. As a Council Member, I was responsible to approve all budgets and decisions impacting the vision, growth, infrastructure, and tax consequences to the DeBary residents.

I am a licensed Florida Real Estate Broker, and Instructor. As such I have extensive knowledge of real estate, market economics, and the impact of the market on property values. I am not engaged in the business as a Broker, but instead teach real estate classes as an instructor.

What is your vision for the future of Victoria Park?

It may sound cliché, but my vision is to maintain the original vision established by the developer nearly twenty-years ago. That vision was and remains to be community diversified by clusters of homes and families, each with their unique styles that meld into a cohesive sought-after community with rising property values.

Relative to property values, the HOA must always remember that their first responsibility is to preserve and enhance those values. As homeowners, we expect and should demand of our leadership that financial decisions be carefully orchestrated to meet the needs of the community while managing expenses to ensure that the community remains affordable, continues to increase in value, as is a place to call home.

As a former HOA Director and City Council Member I put the needs of the community first and wants second. It is important to keep those two categories separate from one-another in order to maintain a balance between the monies we must spend in relationship to the homeowners' abilities to afford the expense. The Board Member needs to treat the community bank account as if it were their own account, to be managed wisely, with prioritization of spending, and accountability.

My vision naturally includes adherence to the covenants by all, inasmuch as any one property owners' failure to maintain their property has a negative impact of the surrounding properties, and ultimately, the community.

Victoria Park is a beautiful, family, and pet friendly community, and shall remain the same.