



CANDIDATE FORUM

QUESTION #1 - WHAT MOTIVATED YOU TO RUN FOR BOARD OF DIRECTORS?

KEN MICHAELIS:

A growing sense that the overall security of Sun City is not keeping pace with the changing times that we live in. A number of recent developments have highlighted the need to consider a security perspective in the decisions and continued development of our community. Recent crimes including a home invasion, multiple burglaries and trespassing problems are unsolved. Thoughtful prioritization of implementing security based ideas can reduce exposure, and the successful investigation of crimes can be enhanced. My life long involvement in law enforcement and managing global energy security matters can make a contribution to Board and Developer decisions.

DONNA PROVENCE:

Sun City Texas is one of the best retirement communities in the U.S. I want to be a part of keeping it that way. I have served on 3 advisory committees and as a liaison to 3 other committees since moving to SCTx in 2007. I am quite familiar with the operations and financial situation of Sun City and decided it was time to take my participation to the next level. I care about our community and I have the most experience of any of the 4 candidates. I am a proven experienced leader.

DENNIS WILSON:

The plethora of talented, energetic, and creative resident volunteers that I have had the pleasure to work alongside over the past 10 years have motivated me to run. They are on the board, in the NRO, help manage clubs, and sit on our advisory committees. Working with them to make this community better has been a fantastic experience. In my second-term, I intend to build upon what past boards have succeeded to do in helping Sun City become the premier community it is today.

QUESTION #2 - WHAT ARE THE BIGGEST CHALLENGES IN THE COMMUNITY AND HOW DO YOU PROPOSE TO MANAGE THOSE CHALLENGES?

KEN MICHAELIS:

I believe homeowner confidence is declining in the perception that safety can be assumed in our community as it has been historically. Homeowner confidence can be elevated through security awareness and evidence of responsiveness to crimes and trespassing. Examples of ideas I plan to contribute to the Board will include:

- CCTV at all entrances and exits as a deterrent to crimes of opportunity, and an investigative tool for law enforcement.
- Understand and deal appropriately with the perimeter and known trespassing issues.
- Develop methodologies to explore and capitalize on HOA security best practices in other geographic areas, and Sun City developments.

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QUESTION #2 -

WHAT ARE THE BIGGEST CHALLENGES IN THE COMMUNITY AND HOW DO YOU PROPOSE TO MANAGE THOSE CHALLENGES?

DONNA PROVENCE:

The biggest challenges facing our community are continued fiscal responsibility and, in 3-6 years, transition from developer oversight to full association responsibility. Transition is the most important of these and we need to be prepared. A Transition Task Force will be assembled, perhaps new or different committees, and the more advance planning done by the Board, committees and residents, the better it will be for all. My experience on committees, as an NRO representative and my involvement in community affairs has prepared me to lead SCTx through the challenges of transition.

DENNIS WILSON:

One of the biggest challenges is growth, and how we manage it. At build-out, there could be as many as 17,500 residents here. That could place a significant demand on our current facilities. We know that North Point will have a Fitness Center and the new Sales Office being finished will be deeded to Sun City when the development is complete. That will give us more meeting/game space. If you look at club use the community still could use a new multi-use facility but the CA would need to pay for it. Any building expansion would need to be studied.

QUESTION #3 -

WHAT DO YOU BRING TO THE CA BOARD THAT IS UNIQUE AND NOT BROUGHT BY ANY OTHER CANDIDATE?

KEN MICHAELIS:

Fresh eyes with a passion to protect and serve. My life's work with prosecutors and lawyers in the offices of corporate General Counsel, Human Resources, and Executive decision makers as a partner with them on complex issues may be somewhat unique. That partnership involved team work at many levels applied in problem identification, resolution and recovery. The diverse nature of business lines, internal controls, product accountability, contractor services, and the protection of people, property and assets, including the detection and prevention of fraud demanded it. If elected, I am committed to a patient and candid leadership role.

DONNA PROVENCE:

No other candidate has as much experience on CA committees as I have. Ten years serving on committees...Communications, Nominating, Modifications...give me a better perspective on the operations and needs of SCTx. I have served as liaison to Finance, Emergency Management and Wildlife committees as well, and I have been an NRO representative. No other candidate can match my involvement in CA operations.

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QUESTION #3 -

WHAT DO YOU BRING TO THE CA BOARD THAT IS UNIQUE AND NOT BROUGHT BY ANY OTHER CANDIDATE?

DENNIS WILSON:

I bring 10 years of community leadership with a keen interest in neighborhoods. My experience as the NRO Chair taught me how vital neighborhoods are to the fabric of this community. For many, neighborhoods are the center of their social interaction. They are a place to develop new friendships, a place to connect with others, a place to work or play. This unique neighborhood-centric perspective will be helpful to have, as the community gets closer to build-out. Sun City Texas is one community. We need to make sure neighborhoods feel interconnected with the community.

QUESTION #4 -

AS A MEMBER OF THE BOARD, WHAT ONE ISSUE WOULD YOU PROMOTE TO GUARANTEE OUR COMMUNITY CONTINUES TO BE THE PREMIER COMMUNITY IT IS TODAY?

KEN MICHAELIS:

Harmonize through teamwork at all levels with the presumption of competency and passion for preserving our community's high standards, and remaining open to all opportunities for continuous improvement. The only constant in business and life is change. I would not resist change, but would commit to listening for opportunities that are resident focused, and financially sound. Maintaining HOA dues to avoid rising annual rates is a priority.

DONNA PROVENCE:

Fiscal responsibility is key to our future. We must continue building our reserves and capital asset fund and plan and budget realistically. My extensive experience in managing and consulting with small to medium-sized businesses regarding financial structure and accounting practices makes me uniquely qualified to address financial issues that confront SCTx. My degree and years of practice in Organizational Behavior allow me to offer a unique perspective regarding operations of our community association. A strong financial foundation is key to the success of SCTx today and in the future.

DENNIS WILSON:

One of my top concerns is Community Volunteerism. Sun City Texas thrives because of the endless hours resident volunteers put in yearly to have run, manage, and direct the community. Each year volunteers save the community money and volunteers shift their role from being a user to being a stakeholder. Volunteers have a vested interest in making clubs and committee's function successfully for all residents. So, in a nutshell, volunteers help build and run this community. Finally, volunteering helps improve and promote leaders. These leaders later fill vacancies in our clubs, advisory committees, and even the board.

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QUESTION #5 -

DO YOU THINK THERE IS SUFFICIENT RESIDENT INPUT TO THE BOARD? IF NOT, WHAT WOULD YOU DO TO INCREASE AWARENESS AND INPUT FROM RESIDENTS TO THE BOARD?

KEN MICHAELIS:

There is always room for seeking opportunities for continuous improvement. Board awareness of resident concerns and constructive feedback demonstrating thoughtful processing of Board actions is important to residents. The Board serves residents and the Developer in achieving goals and making improvements. Balancing passionate issues with practical solutions will always be a challenge, but through good, and frequent communications both ways, the process will enhance resident confidence.

Routine Sub-Committee recommendations or requests to the Board should include opposition positions when present. The Board should not allow itself to be blindsided by missing the opportunity to be knowledgeable of controversies.

DONNA PROVENCE:

SCTx Board has several avenues to allow resident input via workshops, email, etc. When I was a member of Communications Committee, we reviewed every aspect of communication available... website, email, Sun Rays, SCTx directory, Facebook and many others. Two-way communication is the key. The Board is available for resident input, but few residents take the time to become involved and interact with Board members. The Executive Director and staff are always available to forward inquiries and suggestions to the Board. I encourage everyone to become active and involved in our community. Need suggestions? Contact me!

DENNIS WILSON:

Yes, I believe there is sufficient input to the board. When the community has an issue with a board decision resident input flows easy. Recently one of the primary sources of information has been the "Resident Comment" email site. This was created in January. During that month the board asked for feedback on possible Pickleball locations. Hundreds of emails flooded the email site. The comments and suggestions received were helpful feedback. Many residents prefer to communicate via email rather than face to face.

NOTE:

Candidate Morris Greenberg did not provide any input/feedback to these questions at the time of publication.