

2023 Platform Statement Don Coleman

My wife and I have now retired in a home that we purchased in the Villages in 2010. Prior to moving to The Villages I accumulated an extensive background in the installation, maintenance, and repairs of electrical generating and plumbing systems in both hospitals and schools in overseas mission fields - from central Africa, to Asia and Micronesia.

I served as president of the VGC MPMA board from 2011-2014. During my tenure on the board the VGC's common property and infrastructure were **well maintained**, dues were **lowered**, and the Association's **savings/reserve accounts grew**.

While volunteering on the VGC board, I worked closely with the developer and became thoroughly familiar with the pumping/irrigation systems, ponds, and drainage systems in the VGC common areas. I managed all irrigation repairs, pump repairs, stormwater drainage maintenance, and clock repairs.

Our Association would benefit greatly from the introduction of leaders with a focus on wiser fiscal management.

If elected I will encourage the board to refocus their priorities as follows (in the order listed):

- 1) Assure that all infrastructure components, including water supplies, are properly maintained.
- 2) Continue to keep the common property well maintained and looking nice.
- 3) Identify and put a stop to all unnecessary spending.
- 4) Substantially reduce homeowner's dues.
- 5) Collect revenue from all PUD property owners (which is not happening now).

I believe that governing documents do matter - and will encourage the board to begin holding all parties to their covenant obligations. The board must require *all* PUD property owners to begin making reasonable contributions to common property maintenance (streets, street lights, walking paths, common use utilities, etc).

Wiser management of your money, in accordance with the simple and straightforward priorities outlined above, can result in **substantially lower assessments to the private homeowners** - without jeopardizing the Association's finances in any way.