



## **October 2022 Board Election Candidate Statement**

NAME: Lance Ford

UNIT: S 608

PHONE or EMAIL ADDRESS: 301-370-1464 cell LFord@Gators1.com

I am a candidate for a seat on the 8101 Board of Directors. I understand that the Board is the governing body of the Association with responsibility for forwarding the safety, prosperity, and vitality of our community. I look forward to the opportunity to serve.

**BACKGROUND/QUALIFICATIONS** (career/volunteer history, leadership experience, interests, previous contributions to the 8101 community, skills (personal, analytical, financial, managerial, etc.):

My wife of 37 years and I purchased our unit at 8101 Connecticut Avenue in September of 2021 and have been renting since April 2021. We are here on and off the during the year spending the balance of our time in Naples Florida. I am a partner in a family of real estate service companies here in the DC metro area and Jeri is actively engaged in her own residential real estate renovation business (Great Finds Realty LLC). My businesses employ over 400 teammates here in DC and we service over 14 million square feet of commercial, multifamily, industrial and education focused real estate. I serve on the Board of our condominium in Florida – The Regatta (technically for the Regatta 1 Condominium Association – an 80 unit 12 story building within the Regatta complex that consists 3 other associations of 5 buildings of 205 units total, 48 boat slips, 2 pools, amenities complex including fitness/meeting spaces).

Below is a snapshot of my background:

- Education: University of Florida – BS Accounting; The George Washington University - MBA
- Principal of a facility services company in the Washington DC metropolitan servicing 14 million square feet
- Principal of a real estate company in the Washington DC metropolitan area providing management, brokerage, finance, construction management and consulting services for commercial, industrial and multifamily assets.
- Principal of a tech start up in the real estate services industry.
- Licenses: Real Estate Broker (DC, MD, VA) / CBSE (Certified Building Service Executive) / CPA (not practicing)
- Boards/Memberships: Truist (formerly BB&T) regional advisory board – Washington DC / Leadership Greater Washington / Don Bosco Christo Rey High School Board / Vistage



International member/ University of Florida National Alumni Association – Charter and Life Member

- Regatta 1 Condominium Association – Board member for 5 years. During my 2 terms on the Regatta 1 Board we have been addressing many similar issues as 8101. Some of the items we have addressed: 10 years + of underfunded reserves, negligent actions by previous boards, rewriting bylaws and condo docs (still in process), years of deferred maintenance, first time installation of process and procedures for property management company (including replacing the Property Management company and outsourced maintenance company), post surfside FL building structural review, new roof installation, insurance renewals in harsh Florida markets, evaluation and selection of new access control system (chaired effort), evaluation/selection/installation of a building wide leak detection system, EV planning and organization of a strategic 5-10 year plan (still in process).
- 8101 Connecticut Avenue Condominium Association – I currently serve on the 8101 Board as a fill in for a vacated seat. I have been actively involved with the Board and the current infrastructure projects. I am also on point for the new Safety and Security Committee.

#### MY GOALS AS A DIRECTOR:

Given my professional experience with commercial real estate in DC, condominium board service in Florida and 8101 Board engagement, I am confident that I can contribute to the improvement of our community as we address the ongoing challenges necessitated by the age of our facility, the years of deferred maintenance, changing neighborhood demographics and the need for contemporary facility process and protocol.

I seek election to a term of three years   X   one year       .

NOTE: There are three openings on the Board for three-year terms and one for a one-year term.

Please return this form via email to Diane Bomher at [dbomher@ruppertmanagement.com](mailto:dbomher@ruppertmanagement.com) or in person to the front desk by **Thursday, September 15, 2022.**