



CONNECTICUT AVENUE

October 2022 Board Election Candidate Statement

NAME: Michael E. Ginevan

UNIT: N501

PHONE or EMAIL ADDRESS: 202-441-6484; mike.ginevan@gmail.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 and QUALIFICATIONS:

My wife and I arrived at 8101 in early 2017 and since that time I have been actively involved in the affairs of our association. My involvement has included serving for 2 years on the Budget and Finance Committee. This experience has given me a broad appreciation of the financial side of 8101. That is, we must, for example, not only identify maintenance needs but must also figure out how to pay for them and, perhaps most importantly, monitor ongoing projects to make sure we are getting good value for the money spent.

I have also served as a member of the Technical Advisory Committee (TAC) since its inception and as a co-chair until the recent completion of its work. My involvement with TAC has given me an extensive knowledge of how the various systems in our buildings function and how the buildings themselves are constructed. As a member of TAC, I have helped initiate studies of water usage at 8101, which resulted in a "sewer credit" of \$92,848.31 to our water bill. I was also involved in the initiation and bidding of the work on the roofs, boilers, and elevators, and in the assessments of our plumbing and electrical systems at 8101. Finally, I represented TAC on the Ad Hoc Rebid Committee which selected our present management company, Ruppert Management.

My personal background includes having served on two other condo boards; one at Lake Hinsdale Tower in Willowbrook, Illinois and the other at Parkside Plaza in Silver Spring, Maryland.

Professionally, I was a statistician for more than 40 years and am currently retired. My primary focus as a statistician was the application of statistics and computer modeling to problems in public health and the environment. I held a number of senior management positions in academic research, government, and the private sector. For example, I was the Leader of the Human Health Risk Analysis Group at Argonne National



Laboratory, the Deputy Director of the Office of Epidemiology and Health Surveillance at the U.S. Department of Energy, and a Principal at Exponent Inc., a science and engineering consulting firm. I also ran my own consulting firm, M.E. Ginevan and Associates, LLC, for over half of my career.

In summary, I think I can bring a lot of valuable expertise and experience to the role of Board Member at 8101.

MY GOALS AS A DIRECTOR:

I see three big areas that would be important to me as a Board Member. These are infrastructure, communication, and community.

In terms of infrastructure, we've got a lot going on here at 8101. As everyone knows, we have ongoing replacement projects for the roofs and boilers and an upcoming modernization of the elevators. We've also had a significant upgrade to our plumbing in that we replaced a broken pressure reducing valve in our main water supply line. This reduces water pressure to recommended levels and may help extend the life of the rest of our water delivery system. We also have a range of upcoming issues to deal with. These include addressing the condition of the slabs underlying the courtyards, dealing with repairs to the pumps, piping, and drainage for our fountain and ponds, and developing plans for the wider accommodation of electric vehicles at 8101. Apart from the infrastructure issues, we will need to address refurbishment of our common elements (carpeting; wallpaper, furniture, etc.) and maintenance of our landscaping and roadways.

As a Board Member, I want to make sure that these needs are addressed in an effective and fiscally responsible way. Most importantly, we need to address these issues in ways that best meet the needs of our residents.

I also believe that we cannot have effective governance without effective communication, which involves a number of elements. The first element is transparency which means that the residents should know what the board is doing and what the basis for their decisions is. Here we need to provide not only access to Board meetings and, where possible, written materials considered by the Board, but also a concise presentation of the salient points of the problem being addressed and the facts underlying the decision. We are improving in this area but need to continue this progress.

Second, I'd like to see everyone get a better idea of how 8101 "works." When I was a member of TAC we produced a document titled "8101 CONDOMINIUM HEATING AND



CONNECTICUT AVENUE

COOLING SYSTEM: 'How does it work - an Overview'." This document gives an idea of how heating and cooling systems work at 8101 and what owners need to do to maintain their part of the system. I'd like to see documents like this produced for other systems like electrical and plumbing. I'd also like to see concise summaries of things like "what are common elements and what elements belong to you?"

Last, we need to continue to work on improving communication from the residents to the Board. Everyone who attends Board meetings has heard comments like "You are the Board, how could you not know?" The answer is that there is a lot of stuff competing for the Board's attention so things can get lost in the shuffle. In this regard, I think Ruppert Management is doing a good job of keeping the Board informed, but our residents are still an extremely valuable information source.

My last area of focus would be community. This is an area which should not be taken for granted. I think that social events like parties in the lobby serve an important role in letting all of us get to know our neighbors. I'd also like to see more owners get involved in committees or the board. I realize that involvement with Board membership or a major committee like Budget and Finance, or, until recently, TAC, is an enormous time commitment, but I'd like to see our association provide more focused, issue specific working groups that would allow participation by owners whose free time for association work is limited.

I seek election to a term of three years