

## **Application for Residential GRCA Board of Directors**

### **Eugene Kaulius**

A Gainey Ranch owner (over 13 years), currently living in The Pavilions. He has read and is familiar with the GRCA governing documents, is not involved in any litigation, is current with his assessments, and has never been convicted of a felony.

### **Platform**

As a current board member of the Gainey Ranch Community Association, I would like to continue to serve and work with homeowners, satellite boards, presidents, and staff to enhance our property values to get maximum value for our dues. In the dues area, my aim is to support all efforts to control operating costs and to gain the most effective results.

We have made excellent strides in working with the satellite boards on the budget process to gain their direction before finalizing plans.

In very challenging times, we have kept dues in line while enhancing our community:

- a. flattening our management structure so that more accountability / responsibility is placed with the staff who are performing or directly supervising the work.
- b. totally upgraded our entrance / security system.
- c. repaired and painted our walls and entrances.
- d. through the leadership of the enhancement committee, obtained homeowner approval to increase the transfer fee upon sale of a home. This will greatly enhance the funds available for capital projects in our community without increasing homeowner dues.
- e. initiated the design for the Ranch common area and loop road landscaping enhancement. This will be presented to owners for your input.
- f. installed new fitness equipment; eliminated fees for fitness room use to our homeowners; installed a card entry system to significantly extend the hours of use.

In a cooperative effort, I will continue to support the forward looking, necessary changes that will keep Gainey Ranch in the forefront of being a very desirable community to live in.

With other board members, I believe it is incumbent for us to create an environment that promotes interaction with homeowners, welcomes new ideas and fosters a spirit of cooperation within the community.

## **Background**

### Gainey Ranch Community Association

1. GRCA Board member since 2006
2. GRCA Architectural Committee member for 2 years during the transition to homeowner majority on the committee, then chairman for an additional 2 years (2005 to 2009).
3. GRCA Maintenance and Landscape Committee chairman 2010 to present.
4. President of the Pavilions Board of Directors 2003 to present.

### Previous Background

President of an international public company, a merchant bank focused on North American real estate. Provided multi-million dollar loans to a variety of developers of apartments, condominium projects as well as master-planned communities. My roles included, as required, overseeing the planning and development of projects as well as dealing with the architects, developers, city officials, builders and the eventual owners.

President of the companies that owned over 30 hotels through the Southern Belt, from Orlando to San Diego.

Formed state corporations and homeowner associations. Oversaw the initial organization, transfer to homeowners, hiring of management and recruiting board members. Chaired annual meeting.

Past board member of various public and private companies.