

CATAWBA SHORES NORTH CONDO ASSOCIATION UPCOMING BOARD OF TRUSTEES ELECTION

The CSNCA Board has four candidates for three positions for owners to vote on at our Annual Meeting on September 11th.

We will elect three board members. The two highest vote getters will each serve a three-year term and the third highest vote getter will serve for one year. Each unit will cast one vote for three candidates. If you cannot attend the meeting, please return your proxy to a board member or authorize another unit owner to be your proxy.

The candidates for the upcoming board election are:

- Mike Colatruglio
- Tom Frohman
- Ken Sesko
- Beth Veres

Attached are bio's prepared by each of the candidates. We are pleased to have these owners, who are your neighbors, willing to give of their time and talents to be of service to CSNCA!

Beth Veres

Rich and I purchased our unit in 2016 and I went on the board to finish out Joel Christian's term in July 2018 and was then voted to a 3 year term that fall. When the board chose to form committees in 2018, I excitedly offered to chair the Landscaping & Grounds Committee, as

landscape/gardening has become my hobby, sport, creative outlet and therapy! I am devoted to renewing the grounds of CSN over the next 3 year term, continuing to implement plans to replace much of the overgrown or aged out shrubbery as well as provide screening and a sound barrier of trees along Route 53. I would like to remain on the board in order to be a part of a team of talented volunteer owners who have gone above and beyond to bring our HOA through the tumultuous time of Covid combined with the sudden influx of issues of a 35 year old community. It's been a year of updating not only the outer physical aspects of our campus but also the inner workings of our by-laws, communication, and procedures. I am committed to keeping our 29 units the "piece of paradise" we all love to escape to.

Ken Sesko

Ken and Nikki Sesko have owned at CSN since 2014

2kids

KEY ACCOMPLISHMENTS

- *Researched , identified and led successful breakwall project.
- *Identified and created seasonal storage for those members without a garage by cleaning out Primrose
- *Negotiated free extended warranty for roofs with Vendor to save association contractor fees

- *Negotiated with ODNR and Company who runs the seasonal fish nets in front of CSN to clean dead fish off our beach when nets are in place.
- *Removed unsightly tree that blocked a view of the lake for a couple of homeowners
- *worked hard to keep the pool open in Covid 20's by following protocols
- *Tenacious protector of the association and liability exposure
- *Reserached ,Identified and expanded windows companies from just Pella to be able to add Marvin. Our members needed options and now have far superior quality and service available to them.
- *Constantly looks for savings
- *Identified a KEY contractor to complete work at CSN (Ray Schaefer)

CURRENT PROJECTS

Currently responsible for Beach and Pool.

Building a committee to assist with Amenities (beach games, fire pits, community building activities)

Currently evaluating and working with property management vendor/s to increase communication and service level to an acceptable level

Mike Colatruglio

My name is Mike Colatruglio and I would like to announce my candidacy for a position on the Catawba Shores North Board of Trustees. I am presently honored to serve on the board at their request until this Annual meeting. I have been a member of this beautiful community since 2012 and over the years it has gradually become our primary place of residence. Born and raised in northwest Ohio, I remember spending time as a youngster fishing for perch in Port Clinton with my dad. I have been married to my wife Karen for 43 years and we have 3 boys whose families have given us 7 enthusiastic grandchildren and many summers of "Camp Cola" memories.

I have a strong background in leadership and interpersonal communication skills having served as a teacher, coach, and high school principal during the course of my 35 years in education. As an administrator, I was responsible for the students, faculty and staff in addition to developing trusting relationships and problem solving skills with parents and community leaders. As is the

case as an Association Board member, my fiscal responsibilities to the community were a priority as I attempted to maintain a business approach and open transparent communication with all stakeholders.

My last 2 years were spent as a building and ground supervisor. In this capacity I hired vendors, negotiated vendor contracts, supervised the lawn and landscape for the district, completely tore out and rebuilt the grass football field which gave me knowledge in irrigation and the use of drainage systems, served on the planning committee for the building of a new elementary building and researched, hired and supervised the resurfacing company for the high school basketball court.

I have tried to use the same best practices that I developed as an administrator and supervisor in my present role as a Trustee. I believe that gaining knowledge is power, always work hard, research your subject matter well, check references and pay attention to detail. In my short tenure as a Board member I think the Board understands that I will do my homework and ask plenty of questions. This approach has always helped me and the group I was a part of make informed decisions that we all could support. Finally, I really enjoy the aspect of helping others in this community as well as the opportunity to grow and learn as a person even in retirement. As a board member, my described areas of expertise have resulted in changes in the process of hiring contractors. This past Fall I spent a considerable amount of time and research developing guidelines for the Board to adopt policy regarding Pella, Marvin and Anderson windows and doors. The Board wanted more competitive pricing and improved customer service with owner issues when the product was under warranty. I am confident that both Marvin and Anderson products and services are meeting those needs at the present time. Listening to past practices and using problem solving skills led to a practical solution for overflow parking that has functioned to serve as a method for parking cars on busy holiday weekends. I was a strong advocate for the move to have a Reserve Study completed because it will serve as a professional planning tool as the owners and the Board move forward with a vision and budget for the future.

In sum, I have really enjoyed my time as a member of the Board and with your support and vote on September 11, I will continue to work hard for you while protecting and enhancing the assets of Catawba Shores North.

Thomas Frohman

I am a 62 year old retired small business owner. I helped manage a manufacturing company with a little over 100 employees and 200,000 square feet of shop and office space. I graduated from Walsh College with degrees in psychology and accounting.

Personally, I have been married to Michele for 37 years (Yes – I'm a long hauler). We have 3 children and 5 grandchildren, and you will see them all at our condo. We have enjoyed nearly 7 years of ownership at CSN. I have always enjoyed sports, and I am a fan of the Buckeyes and

Cleveland teams. I also enjoy travel, fishing, golf, investing and personal finance, and exercise.

I am not running in opposition to the current board. Rather, I feel they have worked extremely hard in the past year and done a good job. Various association members have encouraged me to run for the board, and I am willing to serve. As a past business owner, I feel my strengths are in management, operations, and finance, and would hope these skills would help in preserving and embellishing the CSN ownership experience.

Thank you for your consideration.