

# THE PINNACLE CONDOMINIUM ASSOCIATION, INC.

A Condominium Association  
17555 Collins Avenue, Sunny Isles Beach, FL 33160

## SECOND NOTICE OF ELECTION ANNUAL MEMBERS MEETING & AGENDA

NOTICE IS HEREBY GIVEN that the annual meeting and election to fill five (5) vacancies on the Board of Directors of The Pinnacle Condominium Association, Inc. will be held on December 21, 2023 at 5:00 P.M. in the Social Room, 17555 Collins Avenue, Sunny Isles Beach, FL 33160 and Via Video Conferencing. A ballot listing all the candidates for the Board of Administration accompanies this notice. An information sheet on each candidate who has timely furnished information and requested its distribution on his or her candidacy is also enclosed with this notice.

### GO TO MEETING LOGIN

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/495112757>

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Access Code: 495-112-757

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### MEMBERSHIP MEETING AGENDA

1. Call to Order;
2. Appointment by the President of a Chairman of the Meeting;
3. Appointment of Inspectors of Election;
4. Proof of Notice of the Meeting or Waiver of Notice;
5. Reading of Minutes;
6. Reports of Officers;
7. Reports of Committees;
8. New Business/Good & Welfare;
9. Adjournment.

Immediately following the Membership Meeting the Board of Directors will hold an Organizational Meeting.

### ORGANIZATIONAL MEETING AGENDA

1. Call to Order & Proof of Notice;
2. Calling of Roll and Certifying Quorum;
3. Reading of Minutes;
4. Elections of Officers;
5. Adjournment.

**PROXY:** Also enclosed with this Notice is a proxy form. The proxy is for appointing another person to attend the meeting for you and to help establish a quorum. **PLEASE NOTE THAT YOU CANNOT USE A PROXY FORM IN THE ELECTION OF DIRECTORS.** If you are unable to attend the Meeting, please mail or hand deliver the proxy to the Association so that a quorum can be established. You were previously provided the Voting Certificate. Please ensure that the proxy is executed in accordance with the voting certificate.

# THE PINNACLE CONDOMINIUM ASSOCIATION, INC.

A Condominium Association  
17555 Collins Avenue, Sunny Isles Beach, FL 33160

**ELECTRONIC VOTING:** In accordance with the Condominium Act, the Association has implemented electronic voting so that unit owners may vote electronically for the election of the Board of Directors. The Association believes that this will help ensure the Annual Meeting and Election proceeds quickly and efficiently.

Please note that the Association's online voting system provides unit owners with a method to authenticate their identity to the online voting system, allows for transmission of an electronic ballot to the online voting system that ensures the secrecy and integrity of each ballot, and provides a method to confirm at least 14 days before the voting deadline, that the unit owner's computer can successfully communicate with the online voting system. The online voting system is also able to authenticate the validity of each electronic vote to ensure that it is not altered in transit and is able to transmit a receipt from the online voting system to each unit owner who casts a vote as well as separating any authentication or identifying information from the electronic election ballot rendering it impossible to tie an election ballot to a specific unit owner. The electronic voting system is also able to store and keep electronic votes accessible to election officials for recount, inspection and review purposes.

Unit Owners that have opted into electronic voting may visit the Association's voting website and use their login credentials (login is on the top right hand corner) in order to cast their vote for the Board of Directors:

**To access via the web portal:**

<http://pinnacle.onrapp.us>

**To access via mobile app:**

**Google Play:** [http://bit.ly/ONR\\_Android](http://bit.ly/ONR_Android)

**Apple:** [http://bit.ly/ONR\\_iOS](http://bit.ly/ONR_iOS)

You must cast your vote prior to the date and time of the annual meeting. At the annual meeting, upon the opening of the first outer envelope, the electronic polls will be closed.

If you did not opt into electronic voting, you may still vote using the Association's paper double envelope voting system as has been used in prior elections. However, if you have opted to vote electronically, do **NOT** cast a paper vote.

**POSTING:** This notice has also been posted on the condominium property in accordance with the requirements of Florida Law.

DATED AND MAILED: Dec. 7<sup>th</sup>, 2023

**The Pinnacle Condominium Association, Inc**

By:   
Luis D'Agostino

**THE PINNACLE CONDOMINIUM ASSOCIATION, INC.**

A Condominium Association  
17555 Collins Avenue, Sunny Isles Beach, FL 33160

**PROXY -MEMBERSHIP MEETING**

TO: The Pinnacle Condominium Association, Inc.  
C/o Luis D'Agostino  
17555 Collins Avenue, Sunny Isles Beach, FL 33160

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby appoints (\*check one)  the Secretary of the Association, or  \_\_\_\_\_, as attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the membership meeting of the Association, to be held in the Social Room, 17555 Collins Avenue, Sunny Isles Beach, FL 33160 on December 21, 2023 at 5:00 P.M., and any adjournment thereof, according to the number of votes if then present in accordance with the specifications hereinafter made, as follows:

General Powers

I hereby authorize and instruct my proxy to use his or her best judgment on all matters which properly come before the meeting for which a general proxy may be used as authorized by Sec. 718.112(2)(b)2, Florida Statutes.

**THIS PROXY MAY NOT BE USED IN THE ELECTION OF DIRECTORS.**

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment, or continuation of it, and revoke all prior proxies previously executed.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023

Unit Owner

\_\_\_\_\_  
Signature of Unit Owner or Designated Voter

Unit Number: \_\_\_\_\_

\_\_\_\_\_  
Print Name

\*failure to check a box, or failure to write in the name of your proxy will constitute the appointment of the Secretary as your proxy.

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**SUBSTITUTION OF PROXY**

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_ to substitute for me in the proxy set forth above.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023

By: \_\_\_\_\_  
Proxy Holder

**THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**



# THE PINNACLE CONDOMINIUM ASSOCIATION, INC.

A Condominium Association  
17555 Collins Avenue, Sunny Isles Beach, FL 33160

## BALLOT

Below please find the names of the Candidates running for the Board of Directors of The Pinnacle Condominium Association, Inc. Five (5) Directors will be elected for a one (1) year term. Do **not** vote for more than five (5) people or your ballot will be invalidated.

Karl-Ulrich Ansorg	<input type="checkbox"/>
Oleg Bourslatski	<input type="checkbox"/>
Luis D'Agostino	<input type="checkbox"/>
Jacob Gabbay	<input type="checkbox"/>
Saveli Kotz	<input type="checkbox"/>
Alvaro Monserrat	<input type="checkbox"/>
Michelina Mottolese	<input type="checkbox"/>
Vladimir Nihman	<input type="checkbox"/>
George Plucienkowski	<input type="checkbox"/>
Ben Rasabi	<input type="checkbox"/>
Simon Taylor	<input type="checkbox"/>

### INSTRUCTIONS FOR COMPLETING PAPER ELECTION BALLOT

1. Place this completed ballot in the envelope marked "Ballot" and seal the envelope securely. Do not place any identifying marks such as the voter's name or unit number on the ballot. Do not place more than one ballot into the ballot envelope.
2. Place this sealed "Ballot" envelope in the second "outer" envelope addressed to: The Pinnacle Condominium Association, Inc.
3. The eligible voter shall print and sign the "outer" envelope and identify the unit which the voter represents.
4. Please return this envelope to The Pinnacle Condominium Association, Inc. prior to the meeting or bring it with you to the Annual Meeting.

**DO NOT ENCLOSE ANY OTHER DOCUMENTS WITH THIS BALLOT.**

**DO NOT PUT YOUR PROXY INTO EITHER OF THE BALLOT ENVELOPES.**

KARL ANSORG



17555 Collins Ave Unit # PH-08

Sunny Isles Beach, FL 33160

I have been a board member for several years in a couple of different HOA in Europe prior to our move to Florida. As an entrepreneur, real estate developer and investor for more than 30 years with long standing expertise in property management both in the US and in Europe.

I have the necessary qualifications to contribute to maintaining and increasing the value of our common home for the community.

As a project developer, I am used to harmonizing and promoting sometimes completely different views on the further development of property value. A board member must ensure that all concerns and wishes are heard, even if they cannot always be implemented. The Board monitors the management, provides impetus for change, and influences the value development of the property.

During my career, I have constructed, converted, and developed more than 30 buildings. These include properties in the state of New York and in Miami Edgewater as well as in Germany, Italy and Switzerland.

My professional expertise qualifies me for this task, and I am convinced that I can provide useful advice to the management and work together cooperatively.

The Primary objective for me to be on the board of directors for The Pinnacle would be to preserve  
Protect and enhance the value of the community and its assets.

# OLEG BOURLATSKI

## ABOUT ME

I have lived in Pinnacle continuously for 13 years and have thoroughly enjoyed my time here. I have a loving spouse, who I have been married to for 30 years, and two beautiful children.

Please vote for me in the next Board of Directors election! Thank you!

## OBJECTIVE

I'm excited to announce my candidacy for a position on the HOA Board of Directors. I'm looking forward to working harmoniously with other board members and volunteers as well as the management team in an effort to continuously make Pinnacle a great place to live in.

## EXPERIENCE

I believe my background in mechanical engineering and 30 years of working in business development, construction and building businesses including but not limited to plazas, stores, restaurants, car washes, and gas stations makes me the best candidate for the job.

HOA board members must know how to plan and understand the budget, manage the association's finances, deal with disputes, discuss and carry out ideas, and listen to the membership. I am well versed in accounting, payroll, managing a large group of employees as well as commercial and residential real estate. Therefore, I believe I have the necessary experience to do the job well. I am also very enthusiastic and give my all to every job that I am given.



Email



Telephone

oleg\_bourlatski@ (786) 252 - 5818  
hotmail.com







**Karl-Ulrich Ansorg**



**Luis D'Agostino**



**Al Monserrat**



**Vladimir Nikhman**



**Simon Taylor**

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This pivotal year marks a crucial juncture for our community as we approach the board election. Your vote and support are not just important; they are paramount to sustaining the exceptional level of service, maintaining high property values, and ensuring low condo dues. For the past 5 years, I have been deeply committed to our community's success, as president and general manager. My leadership, coupled with unwavering board support, has played a pivotal role in elevating our building to a 5-star status and significantly enhancing property values. To continue this positive trajectory, I am urging you to cast your vote for me, **Luis A. D'Agostino**, as well as **Al Monserrat, Vlad Nikhman, Simon Taylor & Karl-Ulrich Ansorg**. Their expertise and commitment align seamlessly with our community's vision, and together, we can ensure that our community remains a beacon of excellence. Your participation in this election is not just a vote; it is a statement of confidence in our shared past & future. Let's continue to move forward, building on the successes we've achieved together.

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Этот ключевой год означает решающий период для нашего сообщества по мере приближения выборов в совет директоров. Ваш голос и поддержка не просто важны; они являются важнейшими для поддержания исключительного уровня обслуживания, сохранения высоких стоимостей недвижимости и обеспечения низких взносов в кондоминиум. За последние 5 лет я глубоко предан успеху нашего сообщества, выступая в роли президента и генерального директора. Мое руководство, сопровождаемое непоколебимой поддержкой совета, сыграло ключевую роль в поднятии нашего здания до статуса 5 звезд и значительном увеличении стоимости недвижимости. Для продолжения этого позитивного тренда я призываю вас отдать свой голос за меня, **Луиса А. Д'Агостино**, а также за **Ала Монсеррата, Влада Нихмана, Саймона Тейлора и Карла Ульриха**. Их опыт и приверженность гармонично соответствуют нашему видению сообщества, и вместе мы можем обеспечить, чтобы наше сообщество оставалось маяком превосходства. Ваше участие в этих выборах — это не просто голос; это заявление уверенности в нашем общем прошлом и будущем. Давайте продолжим двигаться вперед, строя на достижениях, которые мы достигли вместе.

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Este año crucial marca un momento decisivo para nuestra comunidad mientras nos acercamos a las elecciones de la junta directiva. Tu voto y apoyo no son simplemente importantes; son fundamentales para sostener el excepcional nivel de servicio, mantener altos valores de propiedad y garantizar cuotas de condominio razonables. Por los últimos 5 años, he estado profundamente comprometido con el éxito de nuestra comunidad. A lo largo de los años, mi liderazgo, respaldado sin vacilaciones por la junta, ha desempeñado un papel crucial en elevar nuestro edificio a un estatus de 5 estrellas y mejorar significativamente los valores de propiedad. Estos logros no son simplemente hitos; son un testimonio de los esfuerzos colectivos de nuestra comunidad para construir un entorno próspero y exitoso. Para continuar en esta trayectoria positiva, te insto a que votes por mí, **Luis A. D'Agostino**, así como **Al Monserrat, Vlad Nikhman, Simon Taylor & Karl-Ulrich Ansorg**. Sus experiencias y compromiso se alinean perfectamente con la visión de nuestra comunidad, y juntos podemos asegurar que nuestra comunidad siga siendo un faro de excelencia. Tu participación en estas elecciones no es solo un voto; es una declaración de confianza en nuestro pasado y futuro compartido. Sigamos avanzando, construyendo sobre los éxitos que hemos logrado juntos.

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17555 Collins Ave Unit # 2704

Sunny Isles Beach, FL 33160

Dear Residents of Pinnacle Condominiums,

As a full-time resident at the Pinnacle Condominiums for 15 years, I wish to run for a position on the Board of Directors. I have a vested interest in assuring that our building and the value of our units are maintained at a high standard.

With over 40 years experience and knowledge in business development, commercial and residential real estate, and property management. I currently oversee and manage over 500+ independent contractors in the transportation logistics industry. I am for sure the right fit to be on this board.

I am very much aware of the concerns and various topics related to homeowners in our building. I am familiar with the role I am looking to be a part of and a strong advocate for all of us. I am willing to ask unpopular questions and really learn why things are working a certain way and even help create new and improved meaningful policy changes. Us as homeowners are number one and deserve to be represented and included in our business matters. I will work to negotiate a win/win outcome to keep our building thriving.

I would like you to please consider casting your vote and supporting me on representing YOU!

Thank you for your consideration.

Your neighbor,

Jacob "Yaki" Gabbay





# Saveli Kotz

17555 Collins ave #1208, Sunny Isles, FL, 33160  
Mobile:(+1) 954-990-9409 [saveli@outlook.com](mailto:saveli@outlook.com)

## WHY ELECT ME?

A fellow unit owner since 2008. I never wanted to run for the board as I have profitable businesses to operate. The summer of 2023 I realized that I have no choice but to run and help organize all the processes in our building. The association is leaking money. Our units are losing value. I am here to change that and I believe that I have enough experience to be an asset for Pinnacle's board of directors.

## SKILLS & EXPERIENCE

- Participated in re-development of a large residential real estate project in Montreal
- Built and redeveloped more than 200,000 SQ Feet of industrial real estate @ gpu.one
- English, French and Russian speaker
- Collaborated with teams of lawyers worldwide
- Proficient in reading financial statements
- Solid understanding of accounting principles
- Strong communication and negotiation skills
- Excellent problem-solving abilities

## WORK HISTORY

**FOUNDER, CEO** | 06/2023 to present  
**Cohab.co.uk – London, UK**

- PropTech solution for buying real estate as a group
- Specifically tailored to the UK market
- Adding a vertically integrated property management solution for large landlords

**Co-FOUNDER, CEO** | 04/2021 to present  
**fitolio.com – Global Fun Ventures LTD – Limassol, Cyprus**

- Created a monetization tool for fitness and wellness creators
- Tapped into Creator Economy
- Currently growing and expanding it into Korea

**FOUNDER** | 2013 to Current  
**MTag Publishing – mysterytag.com – Limassol, Cyprus**

- Founded a Game Development and publishing company
- Currently more than 100 employees
- \$1M/month revenue and growing

**FOUNDER** | MARCH 2017–APRIL 2021

**GPU.one – Montreal, Canada**

- \$5M seed round, in less than three years grew value to \$80M CAD
- Built out 70MW of high density datacenters
- Sold Quebec facilities to Argo Blockchain, a 1B public company
- Sold the team and New Brunswick facilities to Hive Blockchain, a 1.5B public company

Alvaro (Al) Monserrat  
[ajmonser@gmail.com](mailto:ajmonser@gmail.com)



Dear Pinnacle Owner,

**This year's vote is extremely important for Pinnacle.** As your neighbor and owner at Pinnacle, I ask that you think about your Pinnacle ownership experience and that you speak with owners of other condominiums in Sunny Isles Beach before you vote. When I speak with friends at other condominiums, I realize that **we are very fortunate at Pinnacle because:**

- Pinnacle has had no maintenance increases in four years, and no major ones in 5+ years. Many buildings have annual increases.
- The Pinnacle building staff has been very consistent, with minimum turnover. This benefits us all with very high, personal service because they know the owners and residents.
- Pinnacle passed the 25-year major building inspection. Other buildings had to perform major repairs and maintenance work, for which the owners paid major assessments.
- Pinnacle's building manager (Luis D'Agostino) has a Cum Laude degree in Civil Engineering and extensive experience in the management and maintenance work required by Pinnacle. Most other building managers in the area do not have these qualifications and many are building administrators with no engineering experience.
- Pinnacle's only assessment in 5+ years was required to pay for the unexpected increases resulting from unprecedented inflation and insurance price rises.
- Pinnacle management has performed important maintenance and improvement projects, such as the concrete restoration and pool deck re-waterproofing without special assessments.
- The Pinnacle Board has also increased transparency through actions such as the selection of ONR for condo voting. ONR functions are further being expanded to include publishing of all financial statements, board meeting minutes, management reports, and other condominium documents, as well as for resident services, such as amenity reservations.

The above achievements and owner benefits are thanks to the excellent work of Pinnacle's current management and maintenance team. At a time when recruiting and retaining staff is very costly and challenging, I recommend that we maintain our current team. While there have been projects that have taken longer than expected, everyone has experienced construction and renovation delays, especially in the last two years. The team is delivering projects with high quality, and on budget.

During my three years on the Board, I have seen the excellent work that the management team does and the high level of coordination that is required to be a self-managed building. I am enthusiastic about presenting myself as a candidate for the Pinnacle Board and continuing my Board membership. I also support the current Board members and Pinnacle Management team. My family and I have been at Pinnacle since 2012. We always tell our friends that we live in the best building in Sunny Isles, and I want the building to continue to improve, as it has over the past four years.

I want our board and management team to keep maintenance fees under control while enhancing the quality of building services and facilities, as well as maintaining the safety and integrity of the building in a professional manner. Let's continue to make Pinnacle one of the best resident condominiums in Sunny Isles and maintain expertise on the Board around effective prioritization of initiatives, clarity on budgets, and transparent engagement with owners.

I thank you for your support and look forward to helping our Pinnacle!



# MICHELINA MOTTOLESE

## HDA BOARD MEMBER CANDIDATE

As a dedicated full-time resident of the Pinnacle Condominium for over twenty (20) years, I wish to run for office because I have a vested interest in assuring that our property and the value of our units are maintained at a high standard. My experience as an executive design professional, vested interest and interior design background will assure the homeowner that I will always have the best interest of the association and know how to achieve that interest without an agenda.



### PROFESSIONAL EXPERIENCE

**Dec. 1993 - Present** **FOUNDER | PRINCIPAL – MMID STUDIO CORPORATION**  
SUNNY ISLES BEACH, FL.

I am a highly creative design professional who loves beautiful things. I bring that passion to help discerning clients create elegant, livable and highly personal spaces. My interior design philosophy is first to help my client live beautifully in an environment that reflects the life they want to live and work in, rooms that tell their story.

Major accomplishments:

- Global presence: award winning designs for luxury residential and commercial projects.
- Accomplished registered interior designer and professional member of ASID.
- Successfully managed a diverse team of design professionals in operational settings.

**2018 - 2019** **VICE-PRESIDENT – PINNACLE CONDOMINIUM ASSOCIATION**  
SUNNY ISLES BEACH, FL.

Quality driven executive leader focused on keeping Community businesses agile and efficient in changing market conditions. Background included optimizing day to day operational workflows and increasing team productivity.

Major accomplishments:

- Chaired monthly meetings, providing feedback to enhance future operational performances and outcomes.
- Achieved cost savings by developing functional solutions.
- Approved agendas and communication materials.

### EDUCATION

**1978-1982** **BFA: FINE ARTS | ENVIRONMENTAL DESIGN**  
PARSONS SCHOOL OF DESIGN | THE NEW SCHOOL  
NEW YORK, NY.

The Bachelor of Fine Arts program at Parsons School of Design was built upon fundamental principles designed to develop technical skills, visual literacy and sharpen the aesthetic conceptualization.

### SKILLS

ETHICAL ● ● ● ● ●

INTEGRITY ● ● ● ● ●

HONESTY ● ● ● ● ●

TRUSTING ● ● ● ● ●

PERCEPTIVE ● ● ● ● ●

PROACTIVE ● ● ● ● ●

### ACHIEVEMENTS

#### THE FRIENDS & FAMILY AROUND ME

That I've managed to keep throughout the years.

#### GROWTH STRATEGY

Working together to adapt overall business and sales strategies.

#### CORPORATE SOCIAL RESPONSIBILITY

Regulating business models that help an organization be socially accountable to itself.





Hello everyone. My name is **Vladimir Nihman**, I was born in Ukraine been in the United States for about 30 years. I am making a permanent move from New York to Sunny Isles Beach and plan to live at Pinnacle full time after 11 or so years of going back and forth between Sunny Isles an New York for work.

**I am an attorney** and specialize in accounting as well as family and tax law; as such, I am intrinsically familiar with financial statements. Therefore, I would welcome being on the board as the treasurer and/or secretary.

I speak fluent **Russian**, and I'd like to represent the interests of the **Russian** community

I am in favor of the current management team and plan to support them so that they can continue doing an amazing job.

*"We can do anything if we do it together"—William S. Knudsen, 1938*

**Thank you in advance for your vote.**

# George Plucienkowski

## Personal Statement

For nearly a quarter-century, I've called the Pinnacle home, captivated by its unique architectural elements and top-notch amenities like the pool and beach. However, the past few years have witnessed troubling developments—financial mismanagement, maintenance lapses, and a blatant disregard for Association By-Laws—that have eroded both property values and community reputation. I believe it's high time for a board that honors not just the letter but the spirit of our community's governing rules.



## Why Vote for Me?

My professional background equips me with the requisite skills to contribute meaningfully to the board:

- **Multidisciplinary Management:** I've led complex organizations with budgets exceeding \$1 billion, mastering the interplay between varied departments.
- **Technical Expertise:** My knowledge spans design, engineering, structural restoration, and financial control, key elements in restoring Pinnacle to its former glory.
- **Local Networking:** Over the years, I've built solid relationships with City of Sunny Isles Beach and Miami-Dade officials, facilitating smoother project execution.

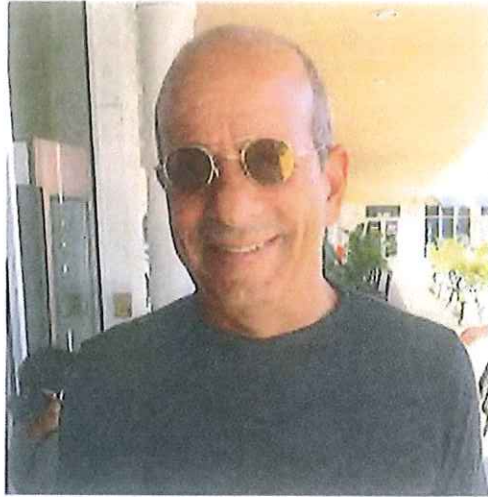
## Educational Background

- **Engineering Degrees:** Electrical, Mechanical, and Structural Engineering from the University of Maryland.
- **Business Acumen:** MBA in Finance from the University of Southern California.
- **Leadership Training:** Advanced Management Programs at Williams College and Columbia University.

## Final Thoughts

Think of your vote for me as an investment in safeguarding the very essence of what makes the Pinnacle home for all of us.

## Ben Rasabi



17555 Collins Ave #1606  
Sunny Isles Beach, FL 33160

### Objective

Seeking a position on the Board of Directors at Pinnacle Condominium to leverage 35 years of experience in engineering, construction, and development to contribute to the community's well-being and continuous improvement.

### Summary

- Resident of Pinnacle Condominium for 14 years, embodying a deep-rooted understanding of the community's values and needs.
- Extensive professional background in engineering with a specialization in construction and development.
- Proven track record of managing sizable projects, including a 12-story hotel in Manhattan, New York.

### Education

Industrial and Management Engineering  
Technion - Israel Institute of Technology



Dear Pinnacle Condo Association Residents,

I am Simon Taylor, and I am running for a position on the board of our Pinnacle Condo Association. As many of you know from my professional background as the CEO of HYCU, I have dedicated my career to leadership, innovation, and operational excellence. I enjoy bringing this experience in support of our residents at Pinnacle and believe that by fostering a culture of respect and transparency we serve our building best.



Our current board and management team have demonstrated exceptional commitment and capability in maintaining our building's prestige and safety. Here are key achievements that stand as a testament to their effectiveness:

1. Experienced Building Management: We are fortunate to have a building manager who is not only a resident but also brings his civil engineering expertise to ensure our living environment is safe and secure.
2. Successful 25-Year Audit: Our building is one of the few in the area that has successfully passed the critical 25-year audit, a clear indicator of our commitment to maintaining high standards.
3. Financial Prudence: Apart from one instance related to insurance, our board has adeptly managed finances to avoid additional assessments, showcasing fiscal responsibility and foresight.
4. Building Maintenance and Care: Our building is a benchmark in the area, consistently clean, well-maintained, and cared for, unlike many others that often appear run-down.

As a candidate, my commitment is to build upon these solid foundations with a focus on:

- Openness and Transparency: I believe in enhancing the culture of open communication. Initiatives like our new newsletter and open discussion forums are just the beginning.
- Respect and Care: The backbone of our building is our managers, employees, and, most importantly, our residents. My goal is to foster an environment of mutual respect and care, recognizing the contributions of each individual in our community.
- Retaining Top Talent: Exceptional leadership and a responsive management team are crucial. I am dedicated to ensuring we have the best team in place, ready to address challenges swiftly and effectively.

I am enthusiastic about the opportunity to contribute more significantly to our community. Together, we can ensure the Pinnacle Condo Association remains a premier living environment, marked by excellence, safety, and a strong sense of community.

Thank you for considering my candidacy. I look forward to the possibility of continuing to serve you and our community.

*Simon J. Taylor*

*Unit 601*