Candidate Bios

Ron Brzozowski – No profile submitted

Julia Cappiello - My name is Julie Cappiello. I am retired from owning a paving company. I have owned B19 for 40 years. And it has been my residence for 28 years. Many of you know me as the flower watering lady on the hill. My daughter Julia was your life guard for three years. This year on the beautification committee we have tried to bring up our property value and improve our environment. Looking forward to next year I am hoping to open the club house for activities and get some seasonal parties going. We have many new young people in the neighborhood with some great ideas we could parlay. Weybridge is a wonderful community. I'm asking for your vote. Thank You Julie Cappiello I look forward to meeting you all at Candidates night. It all starts here. We need to get the owners to come out.

James Condon - Owner at Weybridge since 2014

Member of the Board of Directors since 2017

Served as interim Property Manager at Weybridge from March to August 2021

Married to Kathleen and have one recently married son

Retired from a career of service in the: computer and peripherals, data communications, casino, automotive, automated packaging, stage lighting and special effects, two-way radio communications, carpentry and construction, and property management industries

A.A. Degree in Business Administration from Bergen Community College, Paramus, N. J.

Peggy Kenah - I have a B.A. from Caldwell College and after graduation worked for over 30 years in office management, administration and human resources for the Edna McConnell Clark Foundation (NYC), an endowed grant-making organization that focused on helping people out of poverty and living independent, productive lives in the areas of education, employment and human/social services.

I bought my unit in Weybridge in 1986 and have served on the Weybridge Board since 2008, first as Member-at-Large and in 2018 the Board elected me treasurer of the Association. I am responsible for collecting HOA fees (including follow-up for non-payment), bank deposits and processing weekly payroll and payments to vendors and suppliers. With Ron B, I prepare the Association's annual budget and oversee the reserve investments of the Association. I work with the Association's accountants by organizing the necessary documentation for preparation of the Association's annual financial report and assure the timely payment of all federal and state payroll related taxes on a monthly or quarterly basis.

Other administrative duties I perform include handling all inquiries and providing necessary documentation to banks, mortgage and title companies, attorneys and other parties involved in the sale or purchase of a unit. I am responsible for maintaining multiple vendor relationships including the

negotiation of yearly contracts. I update and keep current ownership records. I also have responsibility for organizing the annual reorganization meeting every October.

William Malvey – No profile submitted

Pam McGuire - My name is Pamela McGuire,

I originally grew up in Brooklyn with two brothers and loved everything about Brooklyn and my family. I finished college and went directly into Midtown Manhattan to find my first job in public accounting. Working in Manhattan was a dream of mine and I enjoyed every minute of it. After a few grueling Tax Seasons, I decided to move to the Wall Street area, and I was employed by a brokerage house for two years before ultimately returning to yet another CPA firm in Brooklyn focusing on mostly Personal Income Taxation.

In 1997 my husband and I moved to NJ - Farmingdale. I then was a stay-at-home mom for three years, then applied to Home Depot for a job and just retired in 2022 after 22 years working on the administrative side of retail in bookkeeping and HR for Home Depot.

Fast forward in 2022 our daughter Claudia got married and purchased a home on Winfield Drive in Wall. So, Stephen and I decided to sell our big house in Jackson and move into Weybridge on August 29, 2022 and quickly became a board member. Becoming grandparents for the first time in 2024 has been a joy and we are only 10 minutes from our family.

We also have a home in Naples, Florida that we do go to every fall/winter. With our monthly meetings during the winter months, I do call in and have in the past worked on projects for our board long distance. I enjoy also being on the Beautification Committee I think we have made nice improvements to Weybridge and will continue to do so with the support from our homeowners that see the value in what we have accomplished so far.

Thank you for your consideration for your vote.

Kevin McHugh - Prior owner C36

Current owner D51

- Current Member of The Weybridge Board and served also the prior year
- Current co- Director of Beautification Committee with Pam McGuire
- President – The Atlantic Club- for 32 Years prior to purchase
- Current Regional Vice President of NorthEastern Region- Genesis Health Clubs
- Prior Chairman of The Foodbank of Monmouth and Ocean County
- Founding Member of The Samaritan Center
- Life Time Achievement Award from Medical Fitness Association

<u>The Role of The Homeowners Association Board</u>

1. Provide a Safe Community
2. Instill Pride of all owners regarding Weybridge Property and Guidelines

3. Provide new opportunities for Owners to get involved in making Weybridge better each year
4. Increase the Value of each Homeowners property by insuring that Weybridge becomes and continues to a Signature Property in Southern Monmouth County
    - Very important over the next 24-36 months with the new housing development that will be built across Route 35 that all of our amenities and our Campus are ready in the overall look and feel of Weybridge thereby significantly increases the value to each property owner

Gary Sielski - I purchased my Unit in Weybridge in 2003, 22 years ago. I am a former Board Member (Member at Large) for 10 years. I was assigned the task of being in charge of the pool and its area.

I worked for the Jersey City Board of Education for 40 years and retired as a Supervisor. I have extensive knowledge of maintenance and construction as well as being a master carpenter. If I am elected to the Board for the 2025-2026 term, I would be able to use my experience to help save Weybridge money and time in figuring out a plumbing and/or electrical problem if they arose as well as any other common maintenance issues.

I have donated over the course of living here several trees to help enhance the Weybridge landscape and to this day they are still alive and continue to grow.

I have always planted and maintained the area in front of my unit to help the Weybridge look beautiful.

I would be an asset to the Association if I was elected to the Board as I am a long-time owner and enjoy living here.

I thank everyone who votes for me.

Peter Sokolik - I have served as President of the Weybridge HOA for the past 3 years and previously as Board Vice President. Professionally, my background is in financial services technology having successfully completed major projects for such industry leaders as Citibank, Merrill Lynch, and Morgan Stanley. In terms of HOA policy, I favor a conservative approach balancing improvements with financial constraints. I am opposed to any assessments that do not arise from emergency. In the past year, I have successfully eliminated the pool lifeguard in accordance with modified state law, extended pool hours, spearheaded efforts to institute the two-year owner occupancy policy, and revised the grievance procedure calling for alternative dispute resolution rather than costly mediation. In addition, I initiated the formation of the beautification committee and am currently organizing a committee to analyze and present recommendations for improved community rules to ensure clarity and eliminate any redundancy.

Carol Hanlon Steets - Carol Hanlon Steets has been a Weybridge owner since November 2019. She is a 2nd generation owner, as her mom, Angela Hanlon was the original listing agent when the complex originally converted from apartments to condominiums in the late 1980s, and her family owned 2 units at that time. Carol recently retired from a 40+ year career as a Legal & Compliance Director for numerous financial firms including Merrill Lynch, Morgan Stanley & Raymond James. She previously owned and served as a Board Member for a condo in Lake Placid NY, and she and her husband also now own a condo in Myrtle Beach SC. She holds a BS in Business Management from Rider University, a Master's degree in International Law & Finance from the Maxwell School at Syracuse University, and a JD from the Syracuse University College of Law. She hopes to bring to the board opportunities to find efficiencies in our financials and budget to optimize our HOA fees and spending in areas such as maintenance, insurance etc., while maintaining the high-level quality of life here at Weybridge.

Dawn Tymesko - My name is Dawn Tymesko. I have lived in Weybridge for thirteen years. I reside in building E, and live here year-round. Last year I retired after working in education for thirty-three years. Some of my reasons for running for the board, is to become more aware and gain better understanding of the by-laws, to insure smooth and fair operation of the association for everyone. This includes more knowledge of our financials and its status.

John Vickers - Went to sea as a deck officer Apprentice at 17. Passed for Master (unlimited) at 26 and went into the offshore industry in the North Sea and Arabian Gulf sailing as Mate and Captain. Came ashore in Bahrain as Port Captain responsible for a payroll of about 200 and 32 pieces of floating equipment with several offshore tugs engaged in running anchors for pipe lay barges . After 8 years joined The Salvage Association as a Nautical Surveyor. Since 1983 based in New York attending casualties and Warranty Surveys from the North Slope of Alaska to the Beagle Channel as well as elsewhere (Iceland, China, Nigeria) but mainly South and Central America and the Caribbean. For several years on the Special Casualty Representative panel at Lloyds. Dealing / negotiating with Shipowners and their representatives, Attorneys, Salvors, Adjusters, USCG, ship repairers etc on behalf of Underwriters. Retired at 65 and worked a further 5 years as a consultant.

Ten years as a volunteer EMT with Manasquan First Aid Squad, with some time as either Trustee or Vice President