



# Bob Quinn

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10 Minute Intro Topic of Choice Video

## *Candidate by Nomination*

### **Candidate Information:**

46-year part time resident villa owner in our first class "residential/resort/ recreational" community.

Bob holds a BBA, MBA and CPA, began career with Price Waterhouse, went to A&P Supermarkets (VP Financial Planning & Controller and Real Estate Committee), FAO Schwarz (CFO) and Certified Financial Advisors. Experience in planning and budgeting, change management, dispute resolution (published by AICPA), restructurings (Turnaround Management Association) and litigation support (NJSCPA Committee).

Served local community for decades on Economic Development Council (Master Plan, etc.), Planning Board (zoning, traffic, etc.) and served as Finance Chair, St. Joseph's Regional Medical Center.

Also served our Sea Pines community on CSA Gate Pass/Traffic Committee (unsuccessfully advocating addressing traffic at the Circle and automated gate pass issuance) and currently on Strategic Planning Committee.

Consistently advocate maintaining a balance between intertwined resort and residential concepts as our future depends on it. Provided considerable constructive input to Board and CSA, with limited success, to protect that delicate balance.

### **Why I Wish to Serve the Sea Pines Community:**

Why I Want to Serve our Sea Pines "residential/Resort/recreational" community as first ever part time resident on CSA Board.

#### Unresolved Issues

- Referendum - Special Meeting of Owners required if Court voids Referendum (2020 Petition ignored)
- Traffic at Circle - Ignored 2016 Circle to Circle Report Recommendations
- Gate Pass Issuance - No progress on automated issuance (speed flow/reduce cost)
- Fair Share - Allowed Resort and commercial to contribute 3% of new funding and residents 94%

#### Unaddressed Issues

- Rising Sea Levels - S Sea Pines Drive floods and will lagoon drainage system survive rising sea levels
- Electric Grid - Will grid support transition to EV's/charging stations
- Board Secrecy - Board only tells us what they decided for us; withholds information/access to documents
- Fair Share - One bedroom villa pays same as 5 bedroom with semi private roads and 47 beach walks. Do all profit makers contribute?
- Representation - We are 40% full time and 60% part time (2/3 renters), yet full timers have all Board seats

NON RESIDENTS - VOTE