



Sailboat Bay Gulf Shores AL <sailboatbay@gmail.com>

Bio for Karren Byrd

1 message

Karren Byrd <kbyrd@sailboatbay.net>

Mon, Jan 25, 2021 at 9:47 AM

To: Sailboat Bay Gulf Shores AL <sailboatbay@gmail.com>

Good Morning Jeannie

Please add my bio and Dennis to the ballot send to all owners I do not have there addresses
Thanks so much

Bio Karren Byrd

My name is Karren Byrd current resident of unit 101A with my husband Jim Byrd. I am a true Southern Woman through and through since I was born in Anniston, AL, and raised in the bayous of Louisiana. We moved to Wyoming for 39 years where I raised 3 sons and worked for the Wyoming Oil and Gas Commission, and after 20 years with the Commission Jim and I retired to Gulf Shores, AL in 2014. Being avid outdoorsmen, we love Sailboat Bay for all it's quiet splendor.

I was asked to be on the Sailboat Bay HOA board back in October 2020 due to a lack of interest by others, and even with the challenges presented by post hurricane Sally I have enjoyed my time as a board member. Jim, and I understand the issues facing Sailboat bay owners since we have been fulltime residents since October 2018. As a member of the current board I have worked hard to get Sailboat Bay better than before by working with our current construction contractor Steward Construction Company. I would like to continue working for the residents of Sailboat Bay as member of the board in the coming elections.

Charles Crook

My wife Cindy and I moved to Sailboat Bay in 2017. We currently have made our home in Unit 1225G.

I attended the University of Alabama (BS) and Texas A&M (ME) with degrees in Engineering.

Upon graduation, I was employed as a civilian with the Army as a Systems Engineer and Program Manager. Most of my duties involved developing, operating, and maintaining manned Intelligence systems. These were aircraft outfitted with a variety of sensors including full motion video (visible and infrared), moving target and imaging radars, radio intercept and direction finding, multispectral devices, etc. These aircraft also had a multitude of data links able to send encrypted voice, data, and video to the ground via tactical radios or satellite links. The systems were deployed to South America, Europe (Bosnia), Iraq, Afghanistan, and Korea. Most are currently still in service.

As a potential SBB Board Member my intent would be to:

- 1) Establish routine business procedures. Provide regular meetings, and follow up with published minutes and financial status reports. Make sure the Board is in compliance with Roberts Rules of Order.
- 2) Make sure all financial decisions consider the effect on property values. Balance any hurricane assessments against HOA fee increases to make sure property values are not adversely impacted.
- 3) Commit to a face to face regular meeting. The meetings will comply to COVID protocols for minimum exposure, but will be open to all homeowners who wish to attend.
- 4) Provide all homeowners access to all Board contracts, financials, etc. upon request.
- 5) Provide personal access via phone or in person in a reasonable manner.
- 6) Expand and empower the existing committees and form new ad hoc committees as needed; relying on these committees to assist in the overall direction of Sailboat Bay decision making processes.

My desire is to establish a community structure which allows all owners to participate, as we all have a vested interest in this community.

If you have any questions, I'm only an e-mail away at ccrook@scorpiondesign.net.

Jack Fields 1220 G

My wife Laura and I are full time residents of SBB who settled here after an extensive search of the coastal area in April of 2015. We had previously lived at Walker Key for 2 yrs. We moved to Fairhope from the Montgomery/ Prattville area in 1996 with our son and daughter, Joe and Jackie. My first visit to Gulf Shores was in 1969 while attending Auburn University. I caught my 1st fish here in 1971.

In high school I was quarterback, point guard, centerfielder, and pole vaulted. At Auburn I was on the wrestling team. I have skied in Alabama lakes and surfed in the Gulf. I love to fish and to hunt wild turkey and deer.

I have worked in the construction industry for over 35 years as a plumber, pipefitter, estimator, piping engineer and as journeyman and apprentice Training Coordinator at Plumbers and Steamfitters Local 52 in Montgomery AL for 9 years. I coached football at Montgomery Catholic High for 7 years.

I am a State of Alabama certified Master Plumber, Master Gas Fitter and NFPA certified Medical Gas Installer/Brazer. I'm also a certified backflow valve tester, surveyor, and repair technician. I am also certified as an OSHA 500 instructor; Hazmat instructor; UA certified ATR (weld test inspector) and Valve Technician. I have helped build and maintain homes and office buildings, hospitals, dental clinics, schools, churches, food processing plants, oil refineries, chemical plants, paper mills, coal and gas fired power plants and nuclear power plants.

As a board member I want to help preserve and maintain the things that make life here at Sailboat Bay so special; to make sure that our association's investment is managed wisely; and to prepare for the future challenges that we will encounter.

Sincerely,

Jack Fields.

1220 G

jackfields1176@gmail.com



Sailboat Bay Gulf Shores AL <sailboatbay@gmail.com>

Brant Frazier SBB BOD Bio

1 message

Brant Frazier <brantfrazier@yahoo.com>
To: sailboatbay@gmail.com

Mon, Jan 4, 2021 at 11:54 AM

BRANT FRAZIER, Unit 1223I (979-2691) brantfrazier@yahoo.com

My wife Shannon and I have proudly called Sailboat Bay our home for nearly a decade. During our time here we have grown to love Sailboat Bay for the beautiful views, quiet streets, and incredible neighbors that call it home. Our lives have been greatly enriched by our experience here and I am eager to work to restore the community that has given so much to me and my family.

In the past I was twice elected to the Sailboat Bay Board of Directors. I served as treasurer for both terms and worked with my fellow board members to ensure our unique community continued to be a great place to live and play. Since my last days on the board things have changed greatly. Thanks to an unwelcomed September visitor, our beloved community was damaged both mentally and physically. And while there has been a lot of work done since September by a growing list of new board members, the majority of our recovery as a community lies ahead. It is my belief that this next and most important part of our return to the amazing community we were before this disruption will be best facilitated by those of us who have prior experience serving at the highest levels in our community.

My professional portfolio features many years as a successful restaurant General and Multi-Unit Manager with several large restaurant franchises. After my corporate restaurant career I began a second act as a private restaurateur and entrepreneur. Today many people know me for my ties to the local fishing and seafood communities. I currently own and operate a local bait and tackle business along with a charter fishing operation with my son Dylan.

In the past I have served as a member of various boards and committees such as a member of the Board of Advisors for the Hospitality Department at Hastings College and as the Campaign Chair for the Stewardship Committee at Gulf Shores United Methodist Church. I consider myself a fiscal conservative and will work to be an open, transparent steward of our collective financial resources.



Sailboat Bay Gulf Shores AL <sailboatbay@gmail.com>

Fw: Bio for board

1 message

wren harper <swharp@yahoo.com>
To: sailboatbay@gmail.com

Tue, Jan 26, 2021 at 9:21 AM

Begin forwarded message:

On Tuesday, January 26, 2021, 9:07 AM, wren harper <swharp@yahoo.com> wrote:

I, Wren Harper, would like to submit my bio to be placed on the ballot for 2021 Board of Directors for Sailboat Bay. Since I am fully engaged in the reconstruction for post Sally, I feel I can contribute much to the continuance of the recovery efforts. It takes a great deal of time to get up to speed in the workings of the reconstruction, as I found out when I accepted the position on this board in November, 2020. Therefore, since I am already involved in the process of recovery, feel that I can contribute a great deal to the future workings in our recovery process.

Graduating from Auburn University with a Business Administration degree, I have enjoyed a varied career in manufacturing, plant management, sales, restaurant and catering business owner, and currently, wedding and event business in Gulf Shores. I feel my background in business operation and negotiations is beneficial to the operation of our complex.

My wife and I have enjoyed living here at SBB for almost 18 years and I want to give back to this wonderful place to live by helping in the recovery.

I will sincerely appreciate your voting for me to help me continue my efforts for all of its residents at SBB - the very best place to live!

Thank you,
Wren Harper

Sent from Yahoo Mail for iPhone

Rob Hurston Bio

1030D

251-978-2728 / rbhurston@gmail.com

I am running for the Board of Directors again. I have been President of the BOD in 2018 & 2019, and would appreciate your consideration for another year serving our community. I am concerned that the present Board does not understand the construction process, and that is a tremendous disadvantage in our rebuilding after Hurricane Sally. I am offering my skills to this Association, if you want to make use them. I understand budget, price, scope of work and time of execution, all of which need to be taken into account when building or rebuilding.

June and I moved permanently to Sailboat Bay in June of 2011. This is our home, and we intend to stay here. We love the community of this complex and all its features. I am a retired home builder from Memphis, TN and just let my retired contractor's license lapse in 2020. I am current on my technical section for an Alabama Contractors license. My entire career has been spent in the home building industry. From carpenter, to a degree in construction technology, to building numerous fine homes in the Shelby County Tennessee area, I know the process of building. Since arriving here on the coast, I have also learned some of the differences that need to be considered on the coast. Here are a few of the highlights from my resume:

- Home Builder and Project Manager – 30+ years
- Manager at C-Sharpe Co. – Orange Beach
- Staff position at Memphis Area Home Builders Association (now the West Tennessee HBA)
- Project manager for the construction of “The Charleston” apartment community in Memphis, TN (2016-2017). It is a 284 unit complex.
- Project manager for the construction of “The Reserve of Foley” apartments on County Road 12. This project was completed in 2019, and consists of 288 apartments. (24 were added this year.)

Your consideration as a member of the Board of Directors for Sailboat Bay's Owners Association will be appreciated. If you have any questions about myself or how I see Sailboat Bay in the coming years, please give my a call, text or email.

Thank you,
Rob Hurston

Frank Kornegay, 1027C

My wife Janet and I purchased our unit in 2000. I am an avid fisherman and boater, which was a primary attraction of Sailboat Bay. Our family fell in love with this place, to the point where our son and daughter-in-law purchased here, and are raising their family in this slice of Paradise. Since retiring from the Oak Ridge National Laboratory in 2012 after 33 years in research, environmental regulation, and large facility operations, I formed Fat Boy Consulting, Inc., working part-time around the world on the safe and efficient construction and operation of large scientific facilities. Since 1990, my primary emphasis has been the planning, design, construction, maintenance, and capital improvements of both large and small facilities as well as permitting and regulatory compliance with state and federal requirements. I am currently an advisor or consultant to Projects in excess of \$3 Billion dollars of construction or modification to facilities across the US and in Europe, providing me access to first-hand knowledge of best practices for managing, estimating and reporting costs and progress of construction. My Purdue University BS and MS degrees from long ago are in Meteorology, and my study and thesis were associated with Tropical Storms in the Gulf of Mexico. Because of my specific interest in potential impacts on Sailboat Bay, I have maintained my contacts with the National Hurricane Center, and have provided forecasts to the Board and to other owners.

I had the opportunity to serve on the Board when elected in 2015 (served as second Vice President), reelected in 2016 (served as first Vice President), and reelected once more in 2017, serving as President. Service on the Board proved to be a tremendous learning opportunity about Sailboat Bay. With the damage received during Hurricane Sally, our community faces a myriad of additional challenges, all competing for scarce resources. The 2020 Board faced tremendous, uncommon challenges from Sally and in my view, the focus of our 2021 Board must be to effectively and efficiently continue to rebuild from Sally, which will require open communication, using a variety of methods, to keep owners aware of our situation, our plans for the future, and the alternatives to our plans. I am aware that all owners want answers to their questions as to what is happening to this place we love, and which also represents a very large investment to most of us, and the 2021 Board must be committed to providing these answers. Moreover, I believe it is crucial to use the broad and deep talents and expertise within our community as we move forward. Regular projections of timelines based on progress and updates of our financial situation, including analyses of our potential exposure to costs, will be critical to these efforts.

My goal in running for the Board is the same as in the past - to help keep Sailboat Bay a fabulous place to live and visit while operating efficiently, with an eye towards long-term sustainability and prudent use of resources.

Frank Kornegay

(865) 335-2119

Fckornegay@aol.com

Charlie Ruehl Candidate 2021 Board of Directors

Here are some of the accomplishments of the boards I served on during my tenure on the SBB BOD

- Built an in-house maintenance crew that was the envy of other Associations
- Replaced 250 feet of seawall, boardwalks and finger piers with marine grade lumber
- An additional 250 feet of boardwalk installed by the maintenance crew and funded by the maintenance budget
- Installed dog waste stations
- Totally rebuilt the hot tub
- An additional 250 feet of boardwalk installed by the maintenance crew and funded by the maintenance budget
- Remodeled the clubhouse
- Restored heat to the clubhouse pool
- Installed the wheelchair lift giving clubhouse access to all of our owners
- Installed rip rap preventing seawall washout at the bay pool all done in house at a savings of about \$30,000
- Dredged the entire marina
- Replaced problematic PVC piping in the marina with PEX piping to eliminate breakage in cold weather, all with in house labor
- Installed Purple Martin houses to help control the mosquitoes
- Installed concrete tables and benches at both pool site. The cost of each complete set was equal to re-webbing three pool chairs.
- Stopped water intrusion with temporary flashing on all affected 4 plex decks
- Demoed, leveled and rebuilt the structure, added structural support and retiled almost all of the upper 4 plex decks as quickly as contractor work flow would allow. The last of which were scheduled to be completed this year.
- Worked for two years with various real estate attorneys to clarify how our condo documents regulate rentals.

As the treasurer during that period I am proud to say all of this and more was done over a 3-year period with a modest Five dollar per month increase in HOA fees in the third year while maintaining both the insurance and operating reserve funds. This was accomplished by careful and thoughtful spending practices and shopping for the best value. Every year at the annual meeting Grant Sanders and Taylor who audit both Sailboat Bay and our accountants, Crowe Shields and Bailey stated that we had one of the financially strongest associations in the area. During this time, I had the pleasure of working with many talented people who all contributed to the excellent results. Many of them are also candidates this year and I encourage you to vote for them also.

We are facing a big challenge in 2021. Our insurance reserves will be diminished by our \$ 660,000 insurance deductible, our maintenance reserves will suffer the same fate covering the inevitable expenses that our insurance will not. Moving forward without restoring these reserves is irresponsible. I am running this year with goal of resuming the role of treasurer and using the knowledge and experience of my previous terms to minimize the financial pain to our owners while giving due concern to our property values and long-term fiscal health.

There is one issue I have a personal need to address and all of the owners have a right to know. I reluctantly resigned my position as president in May of this year. This was due to irreconcilable differences in the path the board should take and a toxic environment internal to the board that made doing the job I was elected to do impossible. I was given no choice other than to go along or resign.

Thank you for your consideration. We have an opportunity to elect a board with over a decade of experience to lead us through these difficult times.

Respectfully,

Charlie Ruehl

Pat Troup, CPA, MBA

Unit 1222 I

My wife, Wendy, and I have been owners at Sailboat Bay since 2017. When we first bought, we intended to use the condo as a getaway and place our family and friends could come to on the weekends. However, after moving in and becoming immersed in the life here at Sailboat Bay, we fell in love and decided to make this our primary residence (forever home). I am sure many of you have seen us coming and going (sometimes at all hours of the night) on our many trips chasing the elusive finned creatures that inhabit our waterways. Some of you who walked by our dock when Wendy was cleaning fish, probably left with a bag or two of fillets.

I have been a Certified Public Accountant for more than 25 years. I have an undergraduate degree in accounting and a Master of Business Administration degree. I started my career with Deloitte and Touché LLP (largest accounting firm in the United States), auditing some of the largest companies in the world. Since then I have worked in manufacturing (Standard Furniture Mfg.) and publishing (Southern Progress [Southern Living Magazine]). In my current role, I serve as the Chief Financial Officer at Columbia Southern University, where I also serve as the Treasurer for our Board of Trustees. I am also the Treasurer for South Baldwin Christian Academy in Gulf Shores.

In 2004/2005, I served as the President and then Chairman of the Board for the Alabama Deep Sea Fishing Rodeo. This, of course, was during and after Hurricane Ivan so I have experience dealing with catastrophic devastation and the process it takes to overcome such an event. We had to completely rebuild and restore the site on Dauphin Island, all the while continuing to run the business of putting together the largest fishing tournament in the world (Guinness World Record).

As many of you may or may not know, Wendy and I suffered significant damage from Hurricane Sally. We have seen the community that we fell in love with be pulled apart by this storm. I am a firm believer in fiscal responsibility and accountability, as well as, transparency. I want to bring these beliefs and my previous experience to the board to help us all get through this process.

Thank you for your consideration.