

VOTE NEW BOARD

ITS ELECTION TIME NOW at Cypress Bend and we MUST get a NEW BOARD.

It was a tough year with substantial losses that the Ownership had to unrightfully endure. We, more than 200 owners, started the Board replacement by signing two Board Recall Petitions in 2024 (at the DBPR arbitration now) and continue in this Annual Election with the same goal: get a new Board to save our ownership.

Immediate OBJECTIVES:

Renegotiate the Project with the goal to bring the Assessment cost substantially down

Reduce Quarterly Fees by leveraging diversified professional competences of the New Board

Governance that reflects and protects interests of Community of Owners

Streamline the sale, purchase and rental processes

Following candidates support these OBJECTIVES:

Arturo Benites, Unit 122B

Carla Betancourt, Unit 123B

David Crystal, Unit 414A

Joseph Blum, Unit 607D

Christian Houde, Unit 221D

Leon Match, Unit 318B

Laszlo Sandor, Unit 118D

Nancy Thompson, Unit 711C

Please check out bios and contact information of candidates sharing this OBJECTIVES.

We want your vote to be delivered and counted in this Election.

Let's work together to make it happen!

Arturo Benitez

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(954) 479-6431



I am excited to announce my candidacy for the Cypress Bend Community Board because I believe in the power of collaboration, transparency, and smart decision-making to improve our community. Cypress Bend is more than just a neighborhood, it's our home. I am committed to ensuring it remains a great place to live by fostering open communication, thoughtful leadership, and a shared vision for the future.

With a background as an Engineering Manager in the Aerospace Industry and previous service in the Army Florida National Guard, I have spent my career solving complex problems, leading teams, and making informed, strategic decisions. I want to bring these same skills to our community to address key issues such as: stronger communication between the Board and residents to ensure your voice is heard; transparency and accountability in decision-making, particularly for major projects; and a balanced approach to maintaining and improving our shared spaces while being mindful of costs. I believe that when we work together, we can make Cypress Bend an even better place to live. I look forward to hearing your thoughts, sharing ideas, and working alongside you to shape the future of our community. I would be honored to have your support. Let's make a difference—together.

With appreciation,

Arturo

Carla Betancourt

carlabetancourt@proton.me

(305) 619-9188



- ◆ Moved to North Carolina in August of 2017 from Brazil (home country).
- ◆ In 2019, I moved to Pompano Beach, Florida and rented a condo at Palm Aire for 2 years.
- ◆ In July of 2021, I purchased an apartment at Cypress Bend Condominium.
- ◆ Almost 20 years of working experience in the Information Technology industry. Have worked for major companies such as Hewlett-Packard, IBM, and Deloitte. Currently getting a Real Estate License for best practices awareness which could affect our community.
 - ◆ Expertise:
 - ◆ Computer related matters
 - ◆ Excel spreadsheets
 - ◆ Financial control systems
 - ◆ Accounts Receivables, Accounts Payables and GL
 - ◆ Compliance
- ◆ Given my technical and administrative skills, I believe I am qualified to be part of the board. I am here to humbly ask for your vote, because as an owner I have seen many things in our community that deserve improvement. Together we can make those changes.

Cheers,

Carla

Christian Houde

infochristianhoude@gmail.com

(418) 572-8850



My name is Christian Houde. I'm Canadian living in Quebec City, Canada. I speak and write in French and English and I'm part of Cypress Bend community since 2009. I'm a commercial and residential real estate broker since 2018 and financial analyst in real estate investment since 2000.

I grew up in a real estate development environment as my father was a real estate promoter and we built together more than 10 private residences for seniors citizens (100-300 doors). I have experience in condominium and commercial real estate management as I currently manage several properties. I have skills in budget management, general maintenance, ROI modeling and construction cost.

My work allows me to be regularly in Pompano Beach, Florida. I work professionally, transparently and honestly, in collaboration mode. One of my goals is to ensure that the costs of the work to be carried out meet our needs and at a fair price.

Looking forward to representing all Cypress Bend owner, I believe my experience will bring a lot to the table.

Sincerely,

Christian

David Crystal

Dave@CrystalClearTutors.com

(917) 750-1229



- ◆ President of 7149 Bay Drive Association (Miami Beach; 2 years)
 - ◆ Secretary of the 5600 Condo Association (Miami Beach; 1 year)
 - ◆ Founder and CEO of Crystal Clear Tutors (18 years)
 - ◆ Board member of at least 7 non-profits over last 25 years
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- Facilitate audit of all association books to determine where prior boards have been profligate and/or negligent and to rectify budget accordingly going forward (put money back in YOUR pockets, where it belongs).
 - Limit fulfillment of obligations pursuant to the 40/50 year recertification to that which is strictly necessary, so to bring down our monthly special assessment payments.
 - Limit rental restrictions so that those struggling to pay the special assessment have additional “outs at the table” so to avoid foreclosure.
 - Hold the Protective Association accountable for not spending our money as wisely as we would like and for not holding Cordish/ Harrah’s accountable for the damage done to our lakes in December of 2023.
 - Increase security by installing additional cameras and ensuring that preexisting cameras actually work.
 - Modernize signage so that community signs no longer look like that belonging to a 1973 federal prison.
 - Facilitate community entertainment and events so to better build a sense of community.

Respectfully,

David

Joe Blum

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(651) 295-8684



Hello, my name is Joe Blum, and I've been part of this wonderful community since 2023. I currently work at the Hard Rock Casino in Hollywood and have over a decade of experience in the gaming industry. Before that, I dedicated myself to various roles centered around serving others. I even ran for State Representative twice in my home state of Minnesota, with the aim of bringing fresh perspectives and a new vision for the future. Don't worry, though—I promise to never bring the cold Minnesota weather here!

I'm an active member of Saint Coleman's Catholic Church, and in my free time, I enjoy taking walks with my dog, Alice, watching movies, and spending time with my neighbors. Recently, my passion for politics was reignited after attending a board meeting where I noticed that the voices of my neighbors were not being heard. This motivated me to seek a greater involvement and advocate for our community's concerns.

If you give me the opportunity to be your voice at the table, I promise to listen to your concerns, be transparent about all decisions, and respect all voices in our community. Together, we can build a brighter, well-maintained, and financially transparent future for Cypress Bend I Association.

Thank you for your consideration.

Best regards,

Joe

Laszlo Sandor

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(754) 366-7686



My name is Laszlo Sandor, and I have been a proud full-time resident of Cypress Bend since 2015. I am a family man and father of three beautiful children. After careful consideration, I have decided to run for a seat in the upcoming Board election.

I believe there is so much more we can do to make our community a better place for everyone. As a certified home inspector, I've seen many examples of poor workmanship, which raises the question: why don't we ensure things are done right the first time? I am committed to holding vendors accountable so that we don't end up paying for the same job multiple times. No vendor or contractor should be paid until the work is completed to our standards. I will personally ensure

this oversight is in place.

How often have we seen subpar work on community projects? Likely more often than we know. I've been amazed at the excessive costs we incur for work that doesn't meet expectations. This must change, and I will work to ensure every dollar we spend benefits our community.

My Goals for Cypress Bend:

1. Family-Friendly Community:

I want to make our common areas more family-friendly to attract and retain families with children. Families form a strong core for the future of Cypress Bend, and we need to think long-term to ensure the sustainability and growth of our community during these economically challenging times.

2. Smarter Vendor Management:

I propose exploring options for a new management company or renegotiating fees and on-site personnel contracts to save thousands of dollars annually. There are many competitive companies out there, and it's essential to evaluate all options.

3. Fairness and Transparency for Residents:

I believe every resident deserves to have a voice and an advocate on the Board. You will never hear me tell anyone that they must sell their home and move because they cannot afford a special assessment. There is always a solution to make life here better for all.

4. Addressing Special Assessments:

Regarding the ongoing special assessment, I propose halting all projects until we hire a trustworthy project manager who prioritizes the interests of Cypress Bend—not contractors, management companies, or engineering firms.

In my work with engineering companies on 40/50-year inspections, I've seen firsthand how the scope of work is often inflated, leading to unnecessary costs for condominiums.

We need a fresh start, focusing only on the repairs necessary to pass mandated compliance certifications. There's no need to rebuild the buildings—our priority should be making cost-effective repairs that meet safety requirements.

Candidate Statement

A Community to Call Home:

I want Cypress Bend to remain a place we are all proud to call home—a place where families thrive, and residents feel heard and valued. Together, we can build a stronger, more united community.

With Respect

Laszlo Sandor

Leon Match

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(954) 225-9204



I am Leon Match, and I've been proud to be an owner at Cypress Bend since 2012. With a background in Web Design and Computer Science, I've built my own business in Web Development, Internet Marketing and SEO. I have designed and developed numerous websites and e-commerce projects, and I currently specialize in Business Intelligence Solutions for large corporate clients.

I've had the privilege of working with notable companies such as J.P. Morgan Chase and USPS, where I now serve as an Oracle database developer. Throughout my career, I've demonstrated adaptability to various business environments and a keen attention to detail, which has enabled me to consistently achieve my goals.

As a dedicated owner at Cypress Bend, I'm eager to leverage my experience and skills to benefit our community. I am committed to substantially reducing maintenance and assessment costs while advancing our shared agenda. Together, let's work towards making a positive impact and driving meaningful change in our community.

Sincerely,

Leon

Nancy Thompson

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(704) 776-8128



My name is Nancy Thompson, and I am excited to announce my candidacy for a position on our condominium association board. As a resident of Cypress Bend Condominium I for the past 6 years, I am deeply invested in the well-being and future of our community.

With a background in the legal profession as a Paralegal for the past 40 years, I have developed strong skills in many areas, which experiences have equipped me with the tools needed to effectively contribute to the Board and address the needs of our community. My husband has also been employed in the construction / real estate development industry for the past 40 years. I therefore believe that our combined experience will help me bring a lot to the table.

My vision for our community is one where all residents feel valued, heard, and supported. If elected, my goals include:

- I believe in open and honest communication. My goal is to ensure that all decisions made by the Board are transparent and accessible to every resident. This includes clear financial reporting and regular updates on community projects and initiatives.
- I will work to enhance communication channels, making it easier for residents to voice their concerns, share their ideas, and stay informed. This could involve more frequent town hall meetings, newsletters, and an updated community website.
- Boosting property values and pride in our community.
- Implementing efficient and eco-friendly practices to reduce costs and promote sustainability.
- Encouraging community events and initiatives to foster a sense of belonging and camaraderie among residents.

I am passionate about making our community the best it can be and am dedicated to working collaboratively with fellow Board members and residents to achieve our collective goals. I kindly ask for your support in this election and look forward to the opportunity to serve our community. Thank you for considering my candidacy.

With thanks,

Nancy