

Dear Neighbors,

I am pleased to announce that I am running for the Board of Directors of the Longboat Harbour Owners Association.

Over the past nine years, Longboat Harbour has become more than just where I live—it has become home. During that time, I have developed a strong appreciation for our community and for the many qualities that make it such a special place to live. I am running because I believe my experience in financial management, budgeting, operations, contract negotiations, and community leadership can contribute to the continued success of our community and association.

**My primary focus as a Board member would be fiscal responsibility—protecting our property values and maintaining the quality of our community while making every effort to manage costs and identify opportunities to reduce our monthly HOA fees.**

I believe these goals can go hand in hand. Maintaining and improving our property does not necessarily mean spending more. It means carefully evaluating where our dollars are being spent, prioritizing projects based on need and long-term value, obtaining competitive proposals, negotiating effectively with vendors, and making sure we receive the services we are paying for. It also means distinguishing between what is necessary today, what should be planned for tomorrow, and what may not be necessary at all.

I would work to promote a disciplined approach to our finances, with an emphasis on:

- **Responsible budgeting and spending**
- **Prioritizing expenditures that protect or enhance property values**
- **Identifying opportunities to reduce operating costs without sacrificing necessary services**
- **Competitive bidding and effective vendor negotiations**
- **Long-term planning for major repairs and capital expenditures**
- **Transparency and accountability to our owners**
- **Finding sustainable ways to control, and where possible reduce, monthly HOA fees**

I currently serve as an active member of the Longboat Harbour Operations Committee and have been involved for the past four years in several important projects at the request of the Board of Directors. I am also completing my fifth year as Building C's representative. These experiences have given me a better understanding of our community's operations, challenges, and opportunities.

In addition, I have served for the past six years on the Board of the Grande at Riverview in Pennsylvania, currently as Vice President and Treasurer. In that role, I am directly involved in developing the community's annual budget, monitoring weekly finances, reviewing month-end financial reporting, and working with property management, contractors, and other vendors. Just as importantly, I have developed strong working relationships and open lines of communication with residents and the professionals who support our community.

My professional background has also provided extensive experience that I believe would be valuable to Longboat Harbour. I retired in 2020 as Regional Vice President of Stores for Burlington. During my career, I was responsible for creating and managing budgets, overseeing large teams, negotiating contracts for services and supplies, and managing Profit & Loss statements. I was also selected to serve as a leadership member of Burlington's National Leadership Council.

I would welcome the opportunity to hear from our residents, understand their concerns, and work collaboratively with the Board and our management team to address them. My approach would be straightforward: **spend wisely, plan ahead, protect our assets, maintain our property values, and continually look for better and more cost-effective ways to operate our community.**

My wife, Abbe, and I love living at Longboat Harbour. Since retiring, I have enjoyed spending time at the beach, fishing, cycling, following college and professional sports, traveling, and—most importantly—spending time with our children and grandchildren in Nashville, Boston and Philly.

I respectfully ask for your vote and the opportunity to help make Longboat Harbour an even stronger, better-managed, and financially responsible community—one that protects our property values while working diligently to control and reduce our costs. If you wish to contact me, here is my # 865-300-5989.

Sincerely,  
Richard Catapano



Richard Catapano

SEP22 10:37AM

## Ron Crow - Resume

4390 Exeter Drive

Unit I-103

Longboat Key, FL 34228

Cell: 816-550-4792

After working 35 years in the natural gas and electric distribution industry, I retired in 2018 as Vice President of Measurement and Control for Spire Energy, having contributed significantly to the organization's efficiency and operational excellence.

### Expertise:

Measurement, operations and customer relations measurement, assessment and process improvement. I played a vital role in overseeing and driving positive process improvements within Spire field operations and customer service functions. Balancing customer, employee and shareholder values.

Utility Operations: Experienced in managing diverse utility functions including metering, distribution, and customer service.

Process Optimization: Skilled at identifying and implementing process improvements to enhance overall operational efficiency.

Data Analysis: Proficient in leveraging data-driven insights to make informed business decisions.

### Soft Skills:

Leadership: Adept at guiding cross-functional teams toward achieving strategic objectives.

Problem-Solving: Effective at addressing complex challenges and providing practical solutions.

Customer Orientation: Committed to delivering exceptional service and fostering strong client relationships

## Board Candidate Information

**Candidate Name:** Robert Ortmann

I have served the Association as secretary for the last 3 years after being appointed to the Board in November of 2022. I also maintain the Association's website and serve as the offsite communications coordinator during hurricanes when our office cannot because of evacuation or power outage.

Florida statute 718 charges condominium association secretaries with responsibility for all association records except for financial records. As such I have been working to modernize our record keeping, including writing changes to our bylaws to allow keeping digital records rather than paper. I have also worked to discard decades of no longer relevant paper. When Florida mandated that large condominium associations offer electronic voting, I worked with the developers at our website host to build a system that meets Florida's unique requirements.

My wife Jan and I have been owners at LbH since February 2010 and seasonal residents since 2012. I have maintained the Association's website for the last 14 years, ensuring that it meets the detailed legal requirements of Florida Statute 718. As webmaster I support owners with help using the site and re-establishing login credentials when passwords are lost or forgotten.

Prior to serving on the Board, I chaired the Technology Committee, which was established to evaluate our cable TV and Internet options.

I have been active in the Men's club for many years and was the speaker at one meeting. Jan and I prepared much of the food for the last 4 Lady's Appreciation Breakfasts.

Jan and I own a condo "up north" in Omaha, Nebraska and I have served on that board for 22 years after being appointed by the developer during the transition from developer control to owner control. I am currently the board president and managing director of our board managed condominium. I have also served on the board of directors of the Omaha Downtown Improvement District, a publicly elected office. The district provides added police, landscaping, cleaning and other services in the downtown area.

I am a retired navy officer who specialized in ship repair and modernization and retired a second time as a college administrator. I hold an engineering degree from the University of Nebraska-Lincoln and graduate degrees in engineering and management from Massachusetts Institute of Technology. Past experiences include leadership of large organizations, project management, and response to disasters such as the 1989 earthquake in San Francisco and recovery of a crashed aircraft from deep water.

I am appreciative of the work by past and present Board members in maintaining and improving our property and look forward to continuing that work.

Sincerely,

Bob Ortmann

### **Open letter to my neighbors at Longboat Harbour**

Lisa and I moved to Longboat Harbour in November 2020, and from the start we felt we had landed in the right place. The docks, the heated pools, the tennis and pickleball courts, the gym, and our private beach are everything we hoped for. The real strength of this community, though, is the people. We have met owners who are generous with their time and genuinely proud of where they live. That pride is what makes LBH feel like home.

Since Lisa sold the business she built from the ground up in Orlando, we have been able to spend more of our time here. That has only deepened our attachment to this place and to the neighbors who make it what it is.

I am asking for your vote for the board. I want to work with the members already serving, and with all of you, so we can keep enjoying this community for years to come and protect the value of what so many of us, and so many of our families, worked hard to build.

My background is in business. For years I worked as an efficiency specialist for one of the country's largest communications companies, traveling to offices in every state to improve service and control costs. That work taught me how to budget carefully and how to listen before changing anything. Forty years ago I started a marketing firm. My sons and I have grown it together. We are in the top 1 percent of more than 22,000 companies in our industry, and we have been on the Forbes 5000 list for the past five years, with about \$25 million in annual revenue. We did not get there alone. We got there with a strong employee team as well as a small group of excellent contractors, by asking the same question over and over: how do we do this better, and how do we do it without wasting money? When every dollar comes out of your own pocket you learn to question every expense so you spend the money wisely.

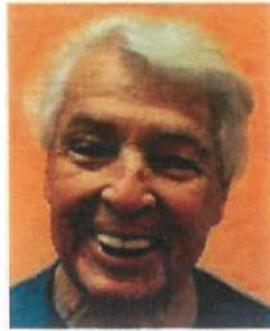
That is the approach I would bring to LBH. Our amenities and the look of the property are worth protecting. So is every owner's investment. Those two goals do not have to compete. Continual improvement means the board, the staff, and residents keep asking how we can serve people well and keep costs in line at the same time.

I have grown tired of the "us versus them" tone that has crept in over the last few years. Finger-pointing does not fix a roof, a dock, or a budget. We come from different places and we will not always agree. What we share is simpler: we are here because we love the life we worked for at Longboat Harbour. I believe we deserve a fresh start, and I would rather spend my energy on that than on old arguments. We have already lost a committed board member as well as a great neighbor.

If you give me your vote, I will show up ready to listen, ready to work with the current board, and ready to treat every owner as a partner in keeping LBH the place we all chose. I look forward to doing that with you.

Tony Pupo

**Thomas J. Vitro**  
**Owner, Unit N105**



Education: BA – Philosophy

MED – Psychology, Guidance & Counseling

PHD – Theology

Board Member: Alexian Brothers Hospital – Illinois

Consultant: Parent Company Owners – Now Fisher Nut Co.,

Owner Evon Nut Co. and Frito Lay

Owner: Farm and Construction Equipment

Sold All at Profit

Real Estate: Dabbled in Real Estate

Membership: Challenging, what you see is probably what you see.