



PATRICK J. MCMAHON

New York University School of Law,
L.L.M. Taxation, May 1999

New York University School of Law,
Juris Doctorate. May 1997

University of Rochester,
B. A., Philosophy, May 1994
Honors: Magna cum laude
Phi Beta Kappa
Emphasis on Ethics

Bergen Community College
A. S., Business Administration, 1994
Honors: Valedictorian

My name is Patrick McMahon. I've been a member of our community at 401 Ocean Drive for the last nine years and have served on the board of directors for the 2013 term.

I'm a big believer in letting my record speak for itself. To that end, I will point out that the board in the last year had accomplished the following:

- Negotiated a 10% increase in the payment we receive from our cell tower contract.
- Improved the quality of our board meetings with available board books.
- Improved board procedures
- Pursued and collected all outstanding maintenance (and continue to do so).
- Reduced our phone bill by \$1,000 per year.
- Improved the budgeting process to avoid under-budgeting
- Continued to resolve outstanding fire code violations

Joe Iacono and I did this while living and working in New York City.

Once I am re-elected I want to focus on improving building maintenance and improving communication between the board and the owners. These are my primary goals for 2014.

I look forward to meeting you all in person and discussing your thoughts and ideas.