

James V. Rizzo



To be considered for candidacy for the Board of the Presidential Condominium Association, 2015

Have provided the existing board with recommendations, designed to reduce our costs in the area of financial, insurance and operations, several times throughout the year, including showing where the sister buildings are operating at less cost, with more amenities, including completed interior hallway renovations and gym while operating at a significantly **less monthly condominium fee** than we pay, providing reserves, and minimal special assessments. As a result of their operation and financial management, those units have yielded a higher sale value overall for those homeowners.

Experience:

- * Presently owner of James V. Rizzo & Company LLP, a Business, Financial and Tax Consulting firm.
- * Worked in large Certified Public Accounting firms.
- * Combined experience in financial, audit (financial fraud/forensic), tax business, accounting and management of over 30 Years.
- * Experience in real estate development, construction, renovations and management.
- * Manage numerous business ventures and client portfolios in conjunction with financial advisors.
- * Negotiated multi million dollars contracts, on a continued basis with a variety of vendors in the areas of investments, real estate and construction.
- * Assist many clients with issues similar to our building, in areas of accounting, auditing, financial management, negotiations with vendors, construction, legal matters, repairs, and cost cutting to minimize the need for larger than needed assessments or condominium fee increases.
- * Serve as Trustee on several Trusts.

Objective:

***To restore accountability of the Board of Directors to our Association, so no contract is awarded under a conflict of interest or without following procedures, to maintain complete transparency in our accounting system so the unit owners can easily understand how the monthly maintenance is allocated and how it is expended**

- * Revise the yearly budget, review every contract and re-negotiate them if necessary.
- * Establish a preventive maintenance program.
- * Address the overall short-term rental issue by owners, including sitting board members, a majority of whom are in direct conflict with and violation of the bylaws of our building.
- * Enhance the building and its facilities while building up a sense of community where owners and tenants can feel comfortable and safe.

My experience and management abilities are my best assets and I am willing to put them to work, donate my time (on site for at least seven months out of the year) for the benefit of The Presidential Condominium Association.

Sincerely,

James V. Rizzo

401 Ocean Dr. #1126
Miami Beach, FL 33139

Attachment to Intent to be a Candidate for BOD Presidential Condominium Association