

JEFF LOCKE

I have been a unit owner since 2010 and I live in Miami with my wife and two daughters. My wife is Gina Mendez and her parents are Eduardo and Cuqui Mendez, who have been unit owners since 1996. I want our families to enjoy our building for the rest of our lifetimes, our children's lifetimes, with their children as well. For these reasons I want The Presidential to be a beautiful place to live, where our children can feel safe, and feel that their neighbors are their friends. I believe that as a board member I can be part of a team which can accomplish these things.

I was a member of the Board of Directors for only a short time during 2015. As a board member I was able to assist George Guerra, the President of the Board at the time, in accomplishing the following problems which were occurring at the Presidential:

1. The washer/dryer contract had expired. The previous contract was for a term of 7 years and was a 38%/62% split of the proceeds, with the building getting the short end of the deal. George Guerra and myself were able to negotiate a new contract that called for the building to receive all new, top of the line, front load washer/dryers with pay cards (no money to put in, but rather pre-paid cards). Under the new contract \$40,750 is payable to the Presidential and proceeds will be divided 50/50. This is a total win for the owners of The Presidential.
2. We were able to obtain a \$50,000 credit to the building on our flood insurance policy from money that was paid out erroneously by the building in the past.
3. The Presidential had outstanding liens on outstanding code violations against it, due to the indifference of some past board members who do not live in Miami and who didn't seem to care about fixing the building. George Guerra and I went to a hearing at City of Miami Beach in reference to these violations and we were able to get an extension for 180 days (Jan 7) to start repairs and halt the action being taken against the building.
4. We also felt strongly that the building was in need of a security guard, again with the goal of keeping everyone safe. We were in the process of seeking bids to place a security guard in the parking garage from Friday through Monday morning. We had 3 bids. The cost to the owners was going to be \$20.00 monthly. We were going to bring the bids to discussion at the meeting that was to be held in November but was cancelled.
5. Also, we were going to bring to the meeting the idea of putting up cameras throughout certain areas of the building to help secure our building. Again the issue was put on hold by the cancellation of the meeting in November.
6. We also thought it was important to put into place a system in which contractors doing business in our building had to follow certain rules and procedures to be accountable to the building. There were owners/board members who owned numerous units and were doing work illegally throughout our building. They did not care about the owners that respected the tranquility and rules of the Presidential. Instead they cared, and continue to care, only about their wallets. The contractors who previously had free reign of the building, and would be negatively effected by the new requirements, clearly were not happy and have made their displeasure known very obviously to the building.
7. There are 2 previous board members that own 9 units between them. These board members do not live in the building. Instead, they use the building to line their wallets, at the expense of and disregard to everyone else. They rent their units on a nightly basis and are using our building as a hotel. Again, they don't live here so why should they care about the damage caused by their renters?

George Guerra and I do care about the building. We care about all the owners. So we tried to put in place a system to put a STOP to the short term rentals. Our plans, however, are a direct contravention to the lining of the wallets. So, they have stopped at nothing to defame us, remove us, and bring problems to our door. They spread hate and gossip, not beneficial results for The Presidential. And now, they seek re-election so that they can continue in their schemes, continue to purchase more units illegally, and continue to make thousands of dollars on our backs.

My goal as a member of the Board of Directors is to have monthly meetings in the card room. The previous Board went 8 months without ever having a meeting, so that they could continue to purchase units without anyone ever noticing. Transparency is the key to a happy environment and satisfied owners who need to air their issues to a real Board, not a Board that simply keeps telling the residents that they need to deal with different issues, not the actual issues the residents care about. My other goal is to stop the short term rental epidemic that continues to spiral out of control due to the actions of the previous Board members who now seek re-election. My goal is to act in good faith. My ultimate goal is to return The Presidential to the safe haven it used to be. This building is our home, not a hotel rented out on a nightly basis.