

**O.O. COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTOR NOMINEE BIOGRAPHIES**  
**FOR THE**  
**OCTOBER 25, 2018 ELECTION**

**Harsh Malkan, Incumbent**

I was born and raised in Zanzibar, Tanzania and migrated to India in 1964 where I graduated from Bombay University before coming to USA in 1980. I spent about 15 years as director and secretary with our Indian Umbrella organization. As well as, spent many years with our BAPS temple in Stafford as the PR person. Volunteering my time and gaining these experiences has played a crucial role in developing my people skills and ability to work across any adverse situations and being a team player.

Recent, unfortunate events have divided our community and accusations are being thrown around without any merit. The question comes as to who is at fault; the HOA, mgmt. co. or the community itself? In my opinion, all three entities (if I may call it) are at fault. The board is appointed to look after the interest of the community, while the mgmt. is contracted to serve the community with the direction of the HOA, and the community should take interest by attending meetings every month. Unfortunately, none of the above has been observed.

The big issue is the communication gap and transparency between the 3 entities which is essential to every situation.

Board is under pressure to perform many activities on their own without any help from the residents, which in turn is creating a massive rift.

I am outlining some suggestions that I strongly believe will help alleviate the stress and friction my community is currently struggling with. Additionally, I am hoping these suggestions will be a stepping stone in a positive direction for the future of Old Orchard.

- My suggestion would be to create committees that should be handled by the residents. Committee's such as:
  1. Mgmt.,
  2. Landscape
  3. Towing & Parking.
  4. Lake mgmt.
  5. Club house...etc.
- Any project big or small should be first run through the community as community input is imperative. HOA is supposed to run the board such that the residents are aware of every step board is taking that affects the community.
- If majority of the community opposes the suggestion the project should be put on hold and should not be overrun without the consent of the community.
- The board must be easily accessible to the residents. If resident does not get proper reply from mgmt. than he/she should be able to talk to the board with the issue, and in given time, board should resolve the situation for effective governance.

- A system should be designed where residents can post their issues and the board should make every effort to resolve the issue in a timely manner.
- Currently, we meet once a month and it would be helpful if residents are informed of the agenda at least one week prior to the scheduled meeting via effective social media, emails, snail mail...etc., and request their input.
- Due to the limited capacity of our clubhouse, if a resident would like to attend but cannot due to limited space, a conference call or video conferencing set up so residents can dial in and partake.
- Monthly expense report with facts and figures should be presented to the community.
- Big budget items should be honored only after due diligence and approval by the majority.
- Budget should be in place for board to run the association and help eliminate unwarranted expenditures.
- Directive to the mgmt. co. should be such that minimal intrusion is done to the residents.
- Every effort should be made to lower the dues and if situation demands increase, this should be presented to the community with facts and figures to justify the increase.
- Recent issues demand change in both Bylaws and enforcement of Deed violations amongst others.

In conclusions, we should be compassionate with the residents. We are human beings with emotions and talking with affection and empathy can provide the solution to make amends. With the proper communication and transparency, I believe our community will thrive.

I strongly feel if given the opportunity, I will strive to make a positive difference in the community. I am retired and can allocate more time for the community. As Gandhi stated, “Be the change you wish to see in the world”.

## **Salman Kahn**

I have been a resident of OO community since 2011. I am a business technology professional with multiyear experience in tactical and strategic positions within global companies. Most recently I was the Senior Director for Supply Chain Assurance solutions for a FTSE 100 company.

My key driver to serve the OO community derives from my passion to help people. I believe strong communities are at the core of achieving healthy families and individual objectives. Where we live, how we interact with our neighbors, the relationships and bond we cultivate are essential to my life philosophy.

I think I would be an effective leader for OO community given my extensive experience in business, operational and technology skills and background. For example, I have been involved in managing multi-million dollar P&L, which will aid in guiding the best fiduciary outcome for our community funds. This is also something I think need not be taken lightly, as the board is the custodian for the community funds. I also think we need to transform our engagements for community through technology by leveraging the available tools and technology, I believe we can enrich the interaction and communications between our neighbors and also allow for greater transparency.

## **Rohit Desai**

As a civil-structural engineer, with a background and experience in various phases of civil engineering including process-underground piping design & construction oriented project, residential & commercial

sub-divisions, schools, includes civil-structural estimating & inspection. I have a specialized focus on the design of Chemical, Petrochemicals & Refinery, and civil drainage & earthwork design, water & waste water treatment plants, pumps foundations, storage sumps/ basins, water storage tanks, sanitary systems & related lift stations, transformers, electric light poles, roads & highways projects cum related drainage, erosion control, site inspection & Mitigation

My prime motivation is to exercise my abilities with the use of my accumulated experience to the fullest extent, and personal commitment to strive for excellence within the organization, business related applicants /clients, City, County & local community.

I do believe a strong suit of my character is that I have thrived in this competitive engineering market not only due to my experience but my personal commitment to hard work, team work, & open communication in solving critical problems with efficient solutions to keep projects on target for the client & organization and related follow-up.

What I would work on as a Director on the Old Orchard Board:

- Community Involvement
- Curbing Annual Assessment Charge
- Solving community misc. general problems
- traffic speed control
- biweekly and /or monthly meetings and new agenda
- working with MUD and community agencies
- provide communication to the people and sheriff dept.

## **Bipin Patel**

I was born in Uganda, I graduated from University of Leeds, UK with Hon. Degree in Chemical Engineering. After a couple of years of work in UK. Jyoti and I moved to Canada as newly married couple, we live in Canada for 17 years and raised our three children. Subsequently I worked in Qatar, England and move about 12 years ago to Houston. During my career I worked for several large Oil and Gas companies around the world at Managerial and Directorial Levels.

Now I have just retired and would like to spend give my time to the betterment of the community. There are a few things that I have come to know regarding the current situations at Old Orchard- some these may be "rumors". However the community is divided and I working with the BOD would like to bring about unity, respect for each other, and transparency within the community and critically examine the by-laws and bring about the necessary changes to avoid misleading information and astutely manage the community. I also believe in enforcing the rules and regulation enacted by the BOD. Communication and participation of the community members is another aspect I would like to improve.

I do recognize the difficulties where community participation and involvement could be a challenge and complaints are easily made. I want to bring about clear communication through the appropriate web-site and when necessary physical paper to ensure that members are fully aware of aspects within the community.

## **Aamir Mansoor**

I, Aamir Mansoor, resident of Old Orchard is officially submitting my Bio to AP with the intent and interest in running for one of the open HOA BOD position for 2018.

### **Something about me:**

I have been a resident of Old Orchard since 2014, I work as an IT Architect for an Oil and Gas company in Houston. I have been Houstonian for over 25 years. I have 4 kids age 14,9,6 &4 and I believe this is a perfect community to raise my kids. Even though I have lived at Old Orchard for only 4 years, but this community is special to me and I love my neighbors and the atmosphere/privacy of a gated neighborhood.

### **Why I want to run for the board??**

2018 has been a turbulent year for Old Orchard which has divided the community a great extent. The issue started with extensive number of deed violations and the outcry that followed. What made things worse was the behavior of the board dealing with complains.

Moving forward to Oct 2018, I believe its time for a **change** in terms how we conduct business as HOA and how we deal with the neighbors/community. There are significant changes needed so that the community can heal and get back to being one! We can't operate like a small mom/pop shop or "my way or the highway approach". We **must** be inclusive of the community and respect the wishes of the community even if the board has a majority opinion. The Board is elected by the community and they should be answerable to the community. Being Elected should not be considered as a **BLANK CHECK**.

### **Some of the things I like to see change are as follows:**

1. Increase Transparency and RESPECT (no police in board meetings and no kicking residents out)
2. Establish meaningful committees so that all projects over \$25k need to be approved by the committees. Committees recommendation will be binding on the board and can't be overruled.
3. Hire a new HOA management company that can provide online secure portal for residents to view all financial records, contracts, meeting minutes, committee recommendations and updates on projects.
4. No rush approving contracts as we saw this past meeting regarding landscaping. Apparently, some members approved without reading one line from the contract. If it takes multiple meetings to approve a contract so be it. This rushed landscaping contract approved hastily was well over \$100k
5. Will ask for review of all contracts signed in the last 2 years.
6. Audit of all financial transactions for last 2 years, small or big transactions alike.
7. Improve the community interaction with the board members.
8. Hold more community events (meet the neighbor or block party etc.)
9. Change the bylaws, where it is much easier to bring the change when needed. The bylaws need to be setup in such a way that it can accommodate the wishes of the community rather than empower the board over residents.

10. Look into expansion of community hall or adding some more stuff for kids that can be used all year long.
11. Review enforcement for parking violations. Maybe add no tow time zones like 5am-9am so don't have to play musical chairs in the morning.
12. Take steps to bring down yearly HOA dues without compromising on quality of service.

More to come ....

If you have any questions, feel free to email or call me.

Sincerely,

Your Name

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## **Edward R. Stecher**

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I am officially submitting my Bio to be named as a candidate running for one of the tow (2) open Board of Director's positions available for election at the Annual Meeting of the Old Orchard's Homeowners' Association scheduled for October 25, 2018.

I am a native of Philadelphia, Pennsylvania and have lived in Old Orchard since June 2017. My family and I moved here because of my wife's job. My wife, Daneane, is a Corporate Paralegal and the Regulatory Compliance Manager for a National Medical Testing Laboratory.

I am a proud United States Navy Veteran having served 6 years active duty onboard a nuclear submarine. During my years of service, I had the opportunity to travel the world. I have been to many amazing countries as well as having had the opportunity to live in quite a few different states across the United States. My years in the service have taught me the value of loyalty, dedication and teamwork.

Prior to moving to Texas, I was in the Construction business for over 20 years running large scale construction projects, contracting and contract management. I participated in and ran large and

small-scale building projects from the ground up as well as participating in the bidding processes for those jobs, analyzing contracts and proposals and created the proposals/bids. I am also OSHA certified.

I have extensive experience serving on a Board of Directors and did so for more than 6 years. Prior to moving to Texas, I was an active member of Delaware River Yacht Club. I started my tenure on the Board by serving as the Director of Social Events, and was eventually elected to the Board, serving 2 years as the Vice President/Vice Commodore. I was then elected to a 2-year term as President/Commodore. I completed my term as President/Commodore in May 2017. I know first-hand what is involved in taking on this responsibility. During my tenure we as a Board, along with the members, made many positive changes for the betterment of the Club, its future, and most of all its Members. Some of the most significant changes made were the rewriting of the By-Laws and a negative to positive balanced budget leading to a surplus budget at the end of my term.

I was actively involved in the CYO organization for our children's school. I served 6 years as the Athletic Director for CYO sports implementing, organizing and coaching both boys' and girls' basketball, baseball and softball leagues for Our Lady of Consolation School in the Archdiocese of Philadelphia.

Currently, I am employed by HEB in Product Marketing and Sampling.

I have listed a few of the important goals to be achieved if given the opportunity to serve our Community as a part of the Board of Directors:

- Rewriting the current By-Laws so our community is secure in knowing that we will not be faced again with the problems that have divided us since February
  - o A Committee should be formed to review the By-Laws and work hand-in-hand with the Board to evaluate and re-write the By-Laws
- Request an audit be conducted on the community financials for the last 5 years to include bank statements, cancelled checks, petty cash expenses, and contract increases, just to name a few
  - o An audit committee should be formed made up of community members, along with an outside auditor, who can break down and analyze our community accounts
  - o An actual budget must be prepared and provided to the community for each year going back to 2014
- The Deed restrictions/Architectural Guidelines must be reviewed and revised to be made clearer and less general
  - o A Deed Restriction/Architectural Guideline Committee should be formed giving community members the opportunity to review these guidelines and, together with the Board, come up with proposals to be shared with the Community on changes and updates to our Architectural Guidelines

- A review of all contracts currently in effect for our community so a decision can be made whether we are receiving the services under that contract and whether there are better options available
  - o A Contract review committee should be formed where community members, in unison with the Board, can review each contract to determine if the Vendor is operating in line with the Contract;
  - o To make sure that our community is receiving the services due under the contract
  - o To make sure that there are no better options available

This is just the beginning.

My goal is to work on bringing our community together. To bridge the gaps within our community so that everyone who lives here knows that what they think and feel matters. I want to make the Board of Directors more accessible to the community because it is the community we serve.

## **VIRAF KHAMBATTA**

I VIRAF KHAMBATTA WILL LIKE TO GIVE MY NAME FOR THE ELECTION OF BOARD OF DIRECTORS OF OLD ORCHARD ASSOCIATION.

I HAVE GRADUATED WITH MASTERS OF SCIENCE IN MECHANICAL ENGINEERING FROM STATE OF MICHIGAN

I HAVE WORKED AT FORD MOTOR AND GENERAL MOTORS FOR 16 YEARS IN ENGINEERING AND PROGRAM MANGEMENTS.

I WORKED AT GATES CORPORATION AS SALES AND MARKETING MANAGER FOR 20 YEARS IN SALES AND FINANCE.

MY REASON OF APPLYING FOR THIS POSITION IS MY INTEREST TO WORK FOR THE COMMUNITY TO MAKE THE OLD ORCHARD A VERY DESIRABLE PLACE TO LIVE, AND MAKE ALL OF US TO BE PROUD MEMBER OF IT.

I ALSO WANT EFFECTIVELY USE THE FUNDS FOR IMPROVE MENT OF SECURITY, SAFETY AND IMPROVEMENT OF SIDE WALKS AND CLEANLINESS WHICH REMAINS CONTINUOUS BATTLE.

MY OTHER AIM IS TO MAKE OUR BOARD FUNCTION SMOOTHLY SO WE CAN CONTINUE TO MAKE PROGRESS AND BECOME AN EXEMPLARY COMMUNITY IN THE NEIGHBOURHOOD

ISSUES I LIKE TO LOOK IN TO FOR IMPROVMENTS

WOODEN FENCE (Replace with more long lasting material) WHICH REMAINS THE SUB DIVISION RESPONSIBILITY.

THE WALK WAYS AROUND THE LAKES WHICH ARE CRACKED

UNEVEN WALK WAYS IN THE STREETS.

SPEEDING ON THE STREET –INTRODUCE THE IDEAS TO RESOLVE IT (Install Cameras to catch the culprits and introduce some fines –may have to look in to our bylaws to enforce)

FIND THE WAYS SO WE CAN RESOLVE THE STREET PARKING -some kind of labels or decals for service people-many ideas are there those are used by other sub divisions)The permission form on the web is excellent but many people do not use for short time guest.