

Opinion

Selecting a Director for the Board

How does one select a candidate from a group of nominees? One of the objectives is to select someone who has the same goals that you do. The other objective is to avoid candidates who got us in the current predicament and are unwilling to change. Don't take someone else's word for it. It is up to each one of us to find someone who fits the bill. How do you do that?

Get direct answers from the candidates on what is important to them and what they are willing to work toward. Some sample questions to consider:

1. Have the past boards taken us where we want to be and are you satisfied with the status quo resulting from being managed by the same company for the past 35 years?
2. Are we expending an excessive amount of our assessments on Land Development as opposed to Housing Maintenance?
3. Do you support the development of our property outside of our walls?
4. Are you aware of the amount of money PCM has paid their employees in Incentive Bonus payments from 2000 to 2007? (\$5.2M)
5. Are you aware of any written authorization by the Boards to support the bonus from 1996 to 2005? (None)
6. Should all of the directors have been made aware of these payments? (Yes)
7. Would knowledge of the plan by only 3-4 directors constitute legal authorization? (No)
8. Do you support refurbishing or replacing Clubhouse #2?
9. Are you familiar with the Tomko Woll Report comparing refurbishment vs rebuild of CH#2?
10. Are you familiar with the Bruce Collins analysis of the Tomko Woll report?
11. What do you consider the highest priority; Land Development or Maintenance of our homes and facilities?
12. Do you believe that PCM is the only company large enough to manage LWV?
13. Are you aware of the Ernst & Young audit that was done in 1997 and have we learned and implemented recommendations from that audit?

By getting answers to direct questions, we can hope to elect directors who are looking out for our best interests. We have had limited success with directors who have been unwilling to question PCM and would prefer handing them the reigns without any oversight.

It is unfortunate that we have to rely on directors who have limited corporate management experience since they are the only ones who control PCM. Past directors have a track record of sitting on their haunches while PCM does what is in **PCM's best interest** and the resident/owners pay the price.

Residents Voice
 (949) 683-7317
 cgrundke@dslextreme.com