



Del Mesa Carmel Community Association, Inc.

ELECTION 2022 BOARD OF DIRECTORS

Four seats are opening up
on the Board of Directors.

Included are the bios of the
seven candidates vying for those
positions.

ELECTION DAY
FEBRUARY 28

CANDIDATE BIOS

Carmela Cantisani	Unit #77
Mick Connolly	Unit #126
Nancy Jones	Unit #90
James R. Lehman	Unit #215
Warren "Pete" Poitras	Unit #110
Lori Silver	Unit #34
Ted Whitney	Unit #200

Election information also found on the Del Mesa website at:
<https://www.delmesacarmel.org/election-2022>

CARMELA CANTISANI

UNIT 77 - BOARD CANDIDATE



Many of you may have seen and heard my passion for Del Mesa, my dream retirement community. My husband and I have been living here for the past five years and for the most part it still is my dream retirement community. However, I believe that together we can make many improvements.

My vision includes:

- secure a proper Master plan insurance for our community;
- change the business model for the restaurant, modernize the dining room and add a bar/bistro in the Driftroom to attract all age groups;
- reduce cost of utilities by bringing solar power;
- consider an HOA management firm which could be more efficient, independent, cost effective and has larger pools of experienced staff;
- keep the residents informed of relevant information and developments and solicit their participation.

I believe that my multifaceted experiences can contribute to achieving those goals. Blind since birth, I grew up in Italy and came to America with my family as a teenager. I completed my college education at the Monterey Institute of International Studies. Eventually, I met my husband-to-be, Gilbert, and we got married during a hot air balloon ride over Lake Tahoe.

I had two major careers: first I taught Romance languages for many years including at the Defense Language Institute. Then I launched a gourmet food business, distributing my products nationwide until the 2008 financial crisis.

In the meantime, I served on two HOA Boards of Directors, one of which for fifteen years. I was part of a committee which oversaw a multi-million-dollar renovation project. I also served as Vice-President of the National Federation of the Blind, Monterey CA Chapter. In 1986 I represented the US in the Winter World Championship for the Disabled winning three gold medals in alpine skiing. I was the coordinator of the fund-raising committee for Discovery Blind Sports and trained volunteers to become certified guides to blind skiers.

Here at Del Mesa Carmel, I participated in the Dining room study in 2018, served on the Welcome committee from 2018 to 2020, Activity Committee in 2021. I began serving in the Strategic Planning Committee in 2021.

My memoir, *I Can See the Moon, But Not the Stars* will be released in a few weeks.

MICK CONNOLLY

UNIT 126 - BOARD CANDIDATE



I was elected to the DMC Board in 2020 - so those of you who have joined us since the arrival of COVID - may not know much about me. I was born in Oakland, California and attended grade school and high school in Rota, Spain on a US Navy Base. I graduated from the University of Notre Dame, and spent my 22-year career as an Army intelligence officer, moving our family over a dozen times, serving in Europe, Asia, Latin America and state-side.

During the last 16 years of my federal service in California, I served 7 years as the Director of Security at the National Laboratory in Livermore, CA and then 9 years as the Deputy Director of the Equal Employment Opportunity Commission in San Francisco.

Sis and I moved to Del Mesa in June 2017. My vision of DMC today is as positive as it was when we moved in. We, all of us working together, can make it as delightful a place to live as we want to make it. It will take hard work and possibly some attitude adjustment. Del Mesa is not a “cruise ship”, nor is it an assisted living facility. A more appropriate analogy can be found in Marshall McLuhan’s quip, “There are no passengers on spaceship earth. We are all crew.” The same should be the case here at Del Mesa.

I’m a big believer in the importance and power of teamwork - and have worked on the Emergency Preparedness Committee (EPC) from the fall of 2017 until I left to join the Board. I became the Chair of EPC in 2018, where I was a key member on the team that originated the Healthy Forest Program at DMC. I was elected to the 2020 Board, served as secretary for a year, and since February 2021 I have been the Board President.

My work here is not done. My belief in team work and building trust has been reinforced by our residents, the Board, the General Manager and the staff on a recurring basis. I know that by working together as a 7-member Board we can find ways to improve the way we communicate with one another and with the community. I am personally committed to implementing the changes necessary to make DMC the premier over 55 active community we all moved here to enjoy.

I know much work remains unfinished - at the top of my list is contracting for an increased level of insurance coverage. We must also pay greater attention to our infrastructure by initiating a systemic review of all aspects of our power, water and, for safety, our walkways. We need to prioritize the modernization of our communication systems. We need to identify areas of potential cost savings to reduce operating expenses. By combining the lessons learned from past managers who, too often, deferred maintenance and by listening to the residents, we will be able to determine where our priorities should lie. Not all of this work can be initiated at once - and that is where improved communications and teamwork become even more critical. The goal of our combined efforts should be the enhancement of the quality of life for Del Mesa residents. I believe we have the capacity to address these challenges, and I want to continue to be part of the team that leads DMC in finding and implementing the solutions.

NANCY JONES

UNIT 90 - BOARD CANDIDATE



After graduating in 1969 from Purdue, I moved to Pasadena to work at the Jet Propulsion Laboratory. In 1974, I joined the Magnavox Research Laboratory in Torrance where I stayed until retirement from Raytheon, the last of the companies that purchased them. My jobs included programmer, software engineering manager, software quality assurance manager and program manager. Meanwhile, I earned master's degrees from USC and UCLA.

I met my husband, Charlie Grauling, at JPL. In 1994, we attended our first Carmel Bach Festival. In 1997, we purchased a home in Carmel, moving there in 2004. Charlie was diagnosed with Alzheimer's shortly afterward. In 2014 his disease progressed to the point where we sold our Carmel home and moved to Del Mesa. In 2015 Charlie moved to a memory care facility where he died in 2018.

I was on the Carmel Bach Festival Board of Directors for 9 years. I served on the City of Carmel Community Activities and Cultural Commission while we lived in the city. I served three terms on the All Saints' Episcopal Church board. In 2007, I founded Interfaith Outreach of Carmel (IOC) which incorporated as a nonprofit in 2010 and opened the Joining Hands Benefit Shop, whose profits are donated to organizations that reduce homelessness. I was IOC Board President through 2021. I was on the All Saints Day School Board of Trustees in Carmel Valley until 2021.

I was elected to the Del Mesa Board in Feb 2020 and currently serve as Treasurer. In that position, I chair the Finance Committee and write a monthly report for the Del Mesa NEWS wherein I try to explain our finances in easy to understand, clear terms. Since April, non-renewal of our property insurance master policy, has taken significant Board and General Manager time as we attempt to replace the master plan. I conducted 7 meetings to describe the Board's efforts to address this issue, attended by 77 residents. We continue to search, but we do have some insurance, satisfactory to meet the requirements of mortgage holders and historical needs.

With my experience obtaining 501(c)(3) status for IOC, I led the Board's 2021 review of new CC&R drafts. Following that review, I chaired an ad hoc Governing Documents committee for membership review. We met twice weekly, reviewing the full document. The Board then reviewed the resultant draft. All those meetings were open to members. After a final round with our attorneys, we will present that document to the full membership. That effort has included an Amendment to our current Declarations, solely for the purpose of better addressing insurance issues. You will see that proposed Amendment in the coming months.

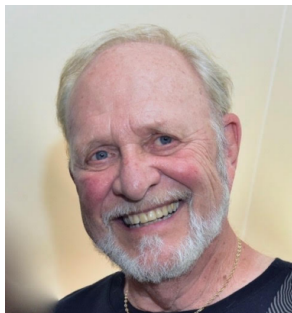
My goals if re-elected to the Board: first, we need to do a better job at member communication. Secondly, I am concerned about our infrastructure. Even though we increased 2022 HOA dues, we did not increase our Reserve funding contribution and need to do better. The Strategic Planning Committee must be revitalized; the Board will get that going again. As for insurance, if the (current or new) Board receives an affordable replacement master plan, you can be assured that you will see this and be able to judge its affordability.

In my first year as Treasurer, we held HOA increases to 2.9%. This year they were 8.5%. I'd love to see these lowered, but I believe 8.5% was consistent with our goal of supporting services and maintaining our beautiful campus, while limiting increases. I can't commit to lowering fees, especially in view of infrastructure and insurance needs, but I can commit to making this a goal.

I'd appreciate your vote.

JAMES LEHMAN

UNIT 215 - BOARD CANDIDATE



I am running for a seat on the Board of Directors because I believe governance and management at DMC need to move in a new direction, communication first and foremost. The board I envision would value transparency and welcome resident input. We are a community of highly accomplished seniors who ought to be able to be privy to as much of Board business as legally possible in order to be informed and participating members of our community.

There are many projects that have been considered by previous Boards but seem to have been shelved without explanation. Perhaps the most glaring example is our failing restaurant, for which we HOA members pay approximately \$200,000/year— above and beyond our required eating assessment. HOA managers are not restaurant managers. There are other HOAs which successfully contract out their restaurant business. The Hacienda Carmel restaurant with its Bar Bistro is one example. Let's make this change a priority.

We have the highest HOA fees in the area because of years of mismanagement. We need to address our aging infrastructure even as our expenses are rising. We cannot indefinitely continue raising HOA fees, so we need to begin cutting costs through better management. Our Board desperately needs to develop a Strategic Plan in order to begin prioritizing and implementing modernizing projects and to reduce our costs. I suggest the Board revive the Strategic Planning Committee ASAP.

Another issue is management. Is our current management model the best fit for DMC? Should we consider using a HOA management Company? Is the current General Manager the best fit for DMC? I don't know the answer to any of these questions but I believe we need to seriously consider them to make a decision in this next year.

As a student, I studied Math and Psychology and settled upon a career in Psychiatry. I was in private practice and on staff at UCLA for about 20 years before immigrating with my family to Christchurch, New Zealand, where I worked for National Health Service and taught at Christchurch School of Medicine for another 20 years. My two children and two grandchildren remain in New Zealand where we visit regularly.

In July 2018 I married my wife, Sue, and we moved into Unit 215 at Del Mesa intending to live the rest of our lives here. I spend my time cooking, reading, writing, playing tennis, traveling (travel photography), and hiking with Sue and our dog, Piper.

I am confident I can make a positive contribution to our community as a member of the Board. I believe a community is most effective when it works for everyone. If elected, you can trust that I will be working for you. We are all in this together. Thank you.



WARREN "PETE" POITRAS

UNIT 110 - BOARD CANDIDATE

I have long been associated with Del Mesa beginning in 2006 when my parents, Barbara and Warren Poitras, made this their permanent home. I've spent a lot of time in this extraordinary community over the years. Sadly, my parents have both passed away. In 2016 I became the owner of unit 110. Having fallen in love with this unique community, my wife, Juli, and I plan to permanently make Del Mesa our home as well.

I have extensive experience serving on local boards and commissions, including ten years as board president of the Monterey County Regional Fire District. I serve as a commissioner and former chair with the Local Agency Formation Commission of Monterey County, the Consolidated Oversight Board of Monterey County and recently joined the board of the Yellow Brick Road Benefit Shop. I am currently Vice President of the Special Districts Association of Monterey County, having previously served two terms at its President. Previously, I served several years on the board of a joint powers authority known as Carmel Fire Ambulance, the employees of which frequently responded to medical emergencies here in Del Mesa.

Although my professional career began with Seaside P.D., in July 1980 I was hired by the Carmel Police Department. Shortly thereafter, I was promoted as Carmel's first and only detective sergeant. I have spent more than 40 years working in law enforcement altogether, primarily as an investigator. A graduate of the FBI National Academy, I also hold a bachelor's degree in criminal justice.

As many residents may be aware, obtaining an acceptable "master insurance policy" for Del Mesa is one of my top priorities. We cannot continue to put our condominium community at risk due to lack of adequate insurance. I have spent the past seven months examining Del Mesa's woefully inadequate insurance policies and investigating potential solutions. If elected I will exhaust all possible avenues in pursuit of greater coverage for everyone. All one has to do is look roughly 10 miles down the coast toward the "Colorado Fire" in the hills near Bixby Creek to understand just how serious the issue of wildfire can be. And this is January, not August.

Transparency or lack thereof, is another issue of considerable importance to our community. All Del Mesans deserve unrestricted two-way communication with its board and general manager. Currently, changes affecting everyone are being made with little or no input from the membership and instituted without explanation. As a candidate for the board, I intend to ensure everyone's voice is heard.

There are many other issues and concerns of importance to the community, including, but not limited to, the profitable operation of our restaurant, implementation of an effective solar plan and an acceptable recycling program the next board will be expected to address. I will make myself readily available both as a candidate and as a board member if I am fortunate enough to be among those chosen. I can be reached by phone at home: (831) 659-3837, cell (831) 277-3343 or email: info@weddingphotographer Carmel.com. One thing I can promise everyone, I will listen and seriously consider what you have to say. I hope you will find this refreshing.



LORI SILVER

UNIT 34 - BOARD CANDIDATE

I am running in a loose affiliation with James Lehman, Pete Poitras, and Carmela Cantisani. We are united to get adequate insurance coverage and to improve communication at Del Mesa. We all have other priorities, which vary among us.

My husband, Syd, and I moved to Del Mesa six years ago for a more simple, community based life as I inched towards retirement. You'll see us walking our adopted pup, Duffy.

I am a practicing tax and estate planning attorney and a CPA. During law school, I externed for William Clark of the CA Supreme Court. That connection took me to Washington DC to work for a Congressman and Senator on their tax Committees. I've taught tax and estate planning at Monterey College of Law and Golden Gate University. I have been on many Boards of Directors, including Upjohn Foundation, Monterey College of Law, Professional Women's Network, Adopt Int'l, and California State Bar Estate and Gift tax subcommittee. I've served on Del Mesa Finance Committee for four years.

I have loved my time at Del Mesa, particularly during Covid, when we were homebound. I walked Duffy every day, and the highlight was meeting neighbors safely from six feet apart. But, when our insurance was reduced from \$130 million to a paltry \$9.5 million, I decided to run for the Board to see if I could improve Del Mesa, and found three like-minded people who were worried about insurance.

We did Coffee Klatches on the restaurant, insurance, communication, cost savings measures, solar, and management. We scheduled neighborhood meetings. I created Del Mesa University where we learned about governance, financials, solar, the restaurant, the Healthy Forest, and Hacienda. We'll hit the ground running.

I want to have a chef take over the restaurant. We could cut our \$200,000 loss in half and improve food and service. I want to restart the Strategic Planning Committee to look at long term improvements at Del Mesa, solar, utilities, outsourcing gardening, management options, and infrastructure challenges before they become crises.

But the most important thing is insurance. The Board feels we can insure our units individually. That is not true. Based upon a lawyer's letter, a dozen or more insurance brokers, agents and underwriters, lawyers and insurance professionals who live here, we do not have an insurable interest. We can obtain more insurance and a less expensive "bare walls" insurance used by the vast majority of condos, rather than "all in" insurance, which we have. We need to issue LIMITED BROKER OF RECORD LETTER to one of two insurance companies, HUB in Monterey or one in Beverly Hills to get real quotes.

But here is the key. What if there is a disaster and we lost 10 homes? What if we all carry our own policies to bolster our woefully pitiful \$9.5 million dollars of insurance? What if the Board is wrong and we are not covered? It will be a disaster for the owners of the burnt down houses. Three homes, at most, would be covered by the master policy. The rest will have to pay \$1.0 million or more if their insurance does not pay off. There will be litigation lasting years. All of us will be hit with an assessment. It will be a mess. But what if we candidates are right and we increase our Master Policy? It will be covered.

I ask for your vote for the four of us. We need a majority of the Board to get more insurance, to change the restaurant, and move forward on other projects.

TED WHITNEY

UNIT 200 - BOARD CANDIDATE



After graduating from Stanford and two years as a Lt in the Army, I joined the Schilling Division of McCormick and company. I served on the Schilling Board and left as Western Regional Manager. I was appointed Vice President of Sales with Nalleys Foods. I left Nalley's and formed two companies in the wine, beer and spirits industry. I sold both in 2011.

I have had the honor and privilege to serve as your Vice President for the past two years. It has been a tough two years with Covid restrictions. I am proud of this Board and this administration and what we have accomplished. Some of the things we helped implement are a PPP Loan of \$444,500 which was forgiven and allowed us to keep our full-time staff, an up-to-date employee handbook, and a hilltop generator.

We have been able to find large savings in our operating budget -a small item-eliminate personal use of DMC trucks. I personally spend about 20 hrs. per week as your VP-working with all committees, signing checks, and backing up our President among many other duties. We have spent hours on our CC&R's bringing them in line with new state laws.

What I would like to accomplish if reelected: Finish finding an affordable master insurance plan, an infrastructure plan for our 54-year-old water and electricity, solar, a modest start on a Bar Bistro, continue updating all documents and improve communications. I am asking for your vote so we can continue to improve DMC and to make DMC a fantastic place to live. Thank You

**DEL MESA CARMEL COMMUNITY
ASSOCIATION, INC.**
**BOARD OF DIRECTORS
ELECTION 2022**
CANDIDATE LIST

Carmela Cantisani	DMC #77
Mick Connolly	DMC #126
Nancy Jones	DMC #90
James R. Lehman	DMC #215
Warren “Pete” Poitras	DMC #110
Lori Silver	DMC #34
Ted Whitney	DMC #200

ELECTION TIMELINE:

January 22	Voter Registration Forms DUE
January 24	Ballots Distributed TO VOTERS
February 28 at 12:00pm	Signed Ballots DUE TO FRONT DESK
February 28 at 1:00pm	Ballot Tabulation

INSPECTOR OF ELECTIONS

Bob Kurtz - rikurtz@earthlink.net

 Del Mesa Carmel Community Association, Inc.

CANDIDATE FORUM

Come meet the candidates!

Learn how they view current issues affecting our Community and how they feel the issues can be solved.

**Thursday,
February 3, 2022**

via Zoom

2:00pm - 4:00pm

Meeting ID: 411 827 6844

Passcode: 500DMC

GET INFORMED...JOIN US!

The 2022 Board of Directors will face significant challenges over the next few years and their decisions will certainly affect us.

LIMITED SPACE AVAILABLE IN THE REDWOOD ROOM TO VIEW THIS EVENT ON TV.

COVID-19 RESTRICTIONS APPLY AND MASKS REQUIRED!

