



Send Date: August 16, 2021

Subject: Notice to Homeowners

Dear Friends and Neighbors

We would like to invite you to the following “Meet the Candidates” Information Sessions for this week. You may also view their election credentials at using your login credentials at [BeckerBallot](#) or at [DEL WEBB CANDIDATES](#).

It is our understanding that:

- All five candidates may be at the Formal Session either in person or by Zoom; and,
- Three of the five candidates may be at the Informal Session, including Paul Frison, Jeff Neely and Jim Sieber.

Final Formal Session (August 17 at 10 AM)

The candidates will each have an opportunity for up to a 3 minute introductions. Following introductions, the meeting host will randomly (blindly) select questions from **Attachment A** for a candidate to address, each answer not to exceed 2 minutes. Once the candidate has completed their response, the host will return the question back into the container for possible use with other candidates. This session is in-person and will be shown over Zoom (see **Attachment B for Zoom instructions for the Formal Sessions**). This session length has been reduced to 1 1/2 hours from 10AM – 11:30AM.

Informal Session (August 18, 2021, at 6 PM)

The candidates will each have an opportunity for up to a 3 minute introduction. The Ballroom will be set up so that each candidate will then move to an individual location within the Ballroom where homeowners may ask their specific question(s) to the candidates. These informal sessions are in-person only and **will not** be held via Zoom. The session is scheduled for two (2) hours in length.

Sign up for BeckerBallot

Please sign up for the BeckerBallot electronic voting option by completing and submitting the form: [Electronic Voting Option Here](#). This secure, fast and easy to use voting process may be accessed by any Internet browser in the comfort of your home. Once the voting is closed, the election results are downloaded immediately.

Should you have any questions please contact Stephanie Taylor via email at Stephanie.taylor@fsresidential.com.

Respectfully,

The Del Webb Orlando Elections Committee

Attachment A

Formal Meetings: Possible Questions which will be Randomly Selected

General Inquiries

1. What have you done to positively affect our community since you became a resident?
2. How will you commit to a “positive attitude” and representation of DWO?
3. How do you intend to work with the three returning Board members?
4. How will you commit to working as a team, including with Management?
5. Will you commit to “listening and learning” the operations of DWO before making any major decisions? How will you operate based on facts versus opinions?
6. What is the best way for the Board to maintain and preserve home values in DWO?
7. What are your top five priorities as a Board member?
8. What do you believe are the two greatest challenges facing DWO and what would you personally do to help resolve those issues?
9. As you think about the current working structure of the Board and Advisory Committees, what is working well and what areas need improvement?
10. What are your thoughts regarding the lawsuit with the Developer?

Communication

11. Describe how you will listen and communicate (verbally and in writing) with other Board members. Describe how you will listen and communicate (verbally and in writing) with the community; explain similarities and differences between the two groups.
12. The current Board has identified and approved the DWO Vision, Mission and Guiding Principles. Describe the value or importance of the four guiding principles and any revisions you would suggest.

Financials

13. How will you commit to establishing the funding source before approving any expenditure?
14. Do you support increasing homeowner assessments to fund large common area projects (i.e. upgrading current fencing, adding additional outdoor amenity access control points, etc.), and if so, how will this be accomplished?
15. The reserve study is now underway, in your mind why is this study so important to the community?

Safety & Security

16. What are your ideas to address and improve security concerns and cut down on trespassing?
17. What are your ideas to address speeding in general, and the total failure by some drivers to slow down or even stop at the “stop” signs at the Clubhouse entry?
18. What are your ideas to secure the back gate and to stop the continual tailgating?

19. As a member of the Board, how will you respond to a major incident, storm or pandemic in Del Webb Orlando?

Operations / Maintenance

20. What is your assessment of the state of the DWO common areas and amenities? What suggestions would you have for modifications or improvements?

21. What is your overall assessment of the current landscaping contract and quality of service?

Amenity Usage

22. Discuss your position (what and why) regarding family/guests/children using DWO amenities in our 55+ community?

23. Discuss your position (what and why) on the hours of operation for our clubhouse, pool, etc.?

24. Discuss your position (what and why) regarding allowing owners to enter the Clubhouse, specifically the gym and indoor pool, via swipe access outside of normal staffed hours?

25. What is your position on extending hours (after hours) for the outdoor pool?

26. What are your thoughts regarding the long range planning for the Tavern (i.e. volunteers, staffing, programming, etc.)?

Lifestyle

27. What is your position on scheduling the various groups and activities that we have in our limited space?

28. How can the Lifestyle Program be more varied and inclusive to residents?

Management Company

29. Describe the most critical services that a property management company should provide to our community.

30. What assessment criteria would you use to assist in the selection when competing the property management contract in 2022?

Attachment B

Zoom Instructions

Formal Sessions Only: August 11 at 6 PM and August 17 at 10 AM

Zoom provides several options to JOIN a meeting. Below you will find specific instructions to JOIN a meeting for the different devices you may be using to conference in. The easiest way to Join a meeting is to click on the link provided under **Join Zoom Meeting** in “A” below. Options B – E can also be used.

Helpful Hints: Zoom is not meant to be used on two devices at the same time in the same room. If you attempt to do this, you will experience feedback. In addition, if you click on the Zoom hyperlink, you may see a Security Warning with a message stating that some hyperlinks are harmful to your computer. You can feel safe by clicking on YES to continue.

A. Zoom Meeting Invitation (click on the link below Join Zoom Meeting)

Topic: **DWO Formal Meet the Candidate**

Join Zoom Meeting

<https://us02web.zoom.us/j/88124842565?pwd=bDcxQS9pa2NTRnlxZGpzZis3SUFZdz09>

- Meeting ID: 881 2484 2565
- Passcode: 443193
- Go to Section F below

(Instructions below are only for those dialing in remotely from different locations)

One tap mobile

+13126266799,,88124842565#,,,,*443193# US (Chicago)
+19292056099,,88124842565#,,,,*443193# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)

Meeting ID: 881 2484 2565

Passcode: 443193

Find your local number: <https://us02web.zoom.us/j/88124842565?pwd=bDcxQS9pa2NTRnlxZGpzZis3SUFZdz09>

B. Using Zoom App on your smart device (tablet, iPad, phone)

- If you do not have the Zoom app installed already, you will need to install it on your device. Visit the Apple Store or Google Play. Follow all screen prompts to install.
- You **DO NOT** need to create a Zoom account. For HOA board meetings you only need to JOIN a meeting
- Start the Zoom App & select “**Join a Meeting**”
- Enter Meeting ID: 881 2484 2565
- Under Join Options (you may need to scroll down):
 - “Don’t Connect to Audio” should be **OFF**
 - “Turn off my Video” should be **ON**
- Enter the Passcode: 443193
- If prompted, Click “**OK for Zoom to access your Microphone**”
- Click on “**Call Using Internet Audio**”
- Go to section F below

C. Using a smart device (tablet, iPad, phone) or computer and have not downloaded & installed any software (Zoom Web portal only):

- Type ZOOM.US in your web browser
- Click on “**Join a Meeting**”. You **DO NOT** need to create a Zoom account.
- Enter Meeting ID: 881 2484 2565
- Click on “**Launch Meeting**”
- Enter the Passcode: 443193
- Go to section F below

D. Using computer (with the Zoom client)

- Start the Zoom Program
- Click on “**Join a Meeting**”. You **DO NOT** need to create a Zoom account.
- Enter Meeting ID: 881 2484 2565
- Enter the Passcode: 443193
- Click on “**Join with Computer Audio**”
- Go to section F below

E. Dialing in with basic telephone with no Zoom Application

- Phone: Dial (301) 715-8592 (Your regional phone number in “A” above)
- Enter the Meeting ID: 881 2484 2565
- Enter your Participant ID: Just enter ‘#’
- Enter the Passcode: 443193
- DO NOT MUTE your phone, the meeting host will manage the audio
- Go to section F below

F. Once connected, you should notice that you are automatically muted and your video is turned off. You will see the candidates sitting in the front of the room.