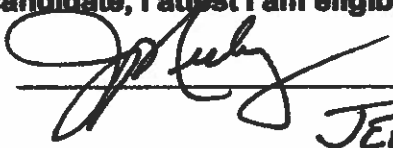


Notice of Intent
Candidate Information Form

Submit form and no more than a two (2) page attachment by August 4, 2021, by 5 PM EST

I wish to be a Board of Director's candidate, I attest I am eligible, and submit this Notice of Intent

Member Signature 

Candidate Member Name (Print) JEFF NEELY

Candidate Member Address (Print) 726 ASTURIAS ROAD

I am submitting a biography / resume of experience, in addition YES NO
to this information form.

Briefly state why you want to run for the Board of Director.

"I WANT TO HELP" ENSURE THE DELWEBB VISION FOR A 55+ COMMUNITY IS REALIZED FOR ALL HOME OWNERS. THIS INCLUDES MAXIMIZING THE POTENTIAL OF ALL OUR AMENITIES.

Briefly describe your relevant experience and education background.

- PLS TAKE A MOMENT TO REVIEW MY 2 PAGE ATTACHED Profile
- MY PROFILE AT LINKEDIN CONTAINS 72 RECOMMENDATIONS.

Describe your priorities for the Association.

- BETTER DEFINE THE ROLES OF THE HOA BOARD, THE MANAGEMENT COMPANY AND THE DWO COMMUNITY.
- INCREASE THE VALUE OF THE COMMUNITY AND THE ENJOYMENT OF THE HOMEOWNERS WHILE CONTROLLING EXPENSES.

The Del Webb Orlando Association's Bylaws require that in order to be a candidate for the Board of Directors, interested persons must file their intent within the Candidate Filing Period. You must submit your Notice of Intent and no more than a two (2) page attachment to stand as an Advanced Candidate to Management such that it is received in person or via email (Stephanie.taylor@fsresidential.com) no later than **August 4, 2021, by 5 PM EST**. Verbal nomination and floor nominations at the meeting are not permitted and will not be recognized.

Management Confirmation of receipt during the Candidate Filing Period

Printed Management name attesting to timely receipt:

Stephanie Taylor

Signed:



and dated:

8/31

2021



JEFFREY A. NEELY

726 Asturias Road, Davenport FL 33837

Email jeff.neely@gmail.com, **LinkedIn Profile** www.linkedin.com/in/jeff-neely

SUMMARY

Executive background as Senior Vice President and Division General Manager with full P&L responsibility for a national retail chain. Extensive volunteer community service experience as Town Commissioner, Town Planning Board member, President of Chamber of Commerce, Board Member of 6 Organizations, HOA Resident Board Member, and HOA President.

- Successfully led turnaround of a struggling National Retail Chain by improving the operating performance
- Expertise in the Processes and Management of Change including acquisitions, consolidations, and strategic organizational restructuring.
- Served on the Board of Directors at the following organizations: Lake Norman Chamber of Commerce, Visit Lake Norman Board for Tourism and Commerce, Huntersville Chamber of Commerce, and the Two-Ten Foundation.
- Past President of Chamber of Commerce and Past President of HOA.

COMMUNITY SERVICE

Del Webb Orlando Service:

- **DWO Resident HOA Director Served as Board Member and Secretary.**
- On the Board, served as **primary liaison** to our HOA Attorney.
- As a member of the board, served as the **Board Liaison** to the following committees: The Architectural Review Committee, The Tavern Committee, The Safety Committee, The Communications Committee, and the Chartered Clubs Committee
- **Chairperson** of DWO ARC Committee, prior to joining the Board

Previously served in the following volunteer community service positions:

- **HOA President**, The Ridge – Huntersville, NC
- **President**, Huntersville Chamber of Commerce
- **Committee Member** Town Planning Board
- **Graduate**, Leadership-Charlotte, (10-month program, Corporate Executive Representative)
- **Graduate**, Town Citizens Police Academy
- **Chairman** of United Way Campaign for G.H. Bass Corporate
- **Chair** of the Two-Ten Foundation Relief Fund Drive for the mid-West Division (multiple terms)
- **Co-Chair** of Two-Ten Charlotte Outing Event, International Charitable Organization

CURRENT HOA CERTIFICATIONS & EDUCATION - Florida HOA Related

- **HOA Legislative Update 2021**
- **HOA Sales/Leasing Screening Process 2021**
- **HOA Building Maintenance Best Practices 2021**
- **HOA Board Member Certification 2020**, Florida Dept of Business & Professional Regulation
- **HOA Legal Update 2020** Attorney firm of Kaye Bender and Rembaum, July 2020
- **HOA Board Member Certification & Legal Update 2018** Florida Dept of Business & Professional Regulation

JEFFREY A. NEELY

726 Asturias Road, Davenport FL 33837

Email jeff.neely@ymail.com, **LinkedIn Profile** –www.linkedin.com/in/jeff-neely

PROFESSIONAL EXPERIENCE

2006 - CURRENT

OWNER and SENIOR CONSULTANT JN RETAIL WHOLESale CONSULTING

JN Retail Wholesale Executive Management Consulting focuses on business development, operations management, strategic planning, brand management, strategic partnerships, marketing strategies, and the evaluation of local competitors and marketplace performance for the retail/wholesale industry.

2013 – 2015

TOWN COMMISSIONER HUNTERSVILLE, NC

Elected to office of Town Commissioner after serving 5 years on the Town Planning Board and being appointed to serve the unexpired term of a commissioner. Huntersville is one of the fastest growing communities in North Carolina with a population of more than 54,000 and an annual budget of \$55.7 million. In 2016, elected President of Huntersville Chamber of Commerce.

2000-2006

VICE PRESIDENT BELK STORES INC., CHARLOTTE, NC

Directed footwear merchandising and marketing for 281 locations, an annual footwear volume of \$235 million. In addition to role as Vice President and Division Merchandise Manager of Total Footwear, assigned responsibility by the President to serve as Belk's Sarbanes/Oxley Compliance Coordinator and Belk's Leadership Charlotte Member.

1998-2000

EXECUTIVE VICE PRESIDENT PIC'N PAY STORES/SHOE WORLD, CHARLOTTE, NC

Responsible for Merchandising, Marketing, Planning and Allocations, Logistics and Warehousing for a 452-store regional retail business with annual sales of \$153 million. Reported directly to the CEO and supervised five Vice President level direct reports.

1995-1998

DIVISION GENERAL MANAGER & SENIOR VP, NATURALIZER, ST. LOUIS, MO

Functioned as the Company's Retail Division General Manager with full P&L responsibility and strategic vision authorization for a National Retail Chain of 351 stores, with annual revenue of over \$140 million. Reported directly to the President of the parent company, Brown Shoe Company, and supervised four Vice Presidents.

Additional Experience: As the VP/GMM at G.H. Bass Retail, a division of PVH, responsibilities included merchandising, planning, distribution, and logistics for a national chain of 269 stores. Other executive roles included: DMM Total Shoes Dayton Hudson Marshall Fields, DMM Total Shoes at Macy's Midwest, VP/DMM Shoes at May Company and Burdines Store General Manager.