

**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) Victor Petrelli

Candidate Member Address (Print) 337 Navarra Ln., Davenport, FL 33837

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

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

To gain direct communication with construction/property/landscaping contractors, lawyers, and utility companies only allowed to Directors. Thus, allowing me to apply my extensive engineering, construction, and contracting background to minimize cost of maintaining/improving our infrastructure. Also, to be able to work directly with the engineers updating our engineering study that constitutes the basis of our Pulte lawsuit and Reserve Fund accuracy.

**Briefly describe your relevant experience and education background.**

35 years of broad and in-depth experience in business/contract development and management, engineering design, construction, maintenance, procurement, safety engineering, gained with a large international corporation, four consulting engineering companies, equipment manufacturer, security company (ADT) and as owner/manager manufacturing/installation company with 21 employees. Resident since Oct. 2017.

B.S. Electrical Engineering U. of Colorado, Business/Music minors. Post-Graduate Business Management and Control systems; Senior Life Member Institute of Electrical and Electronic Engineers (I.E.E.E.)

**Describe your priorities for the Association.**

Immediately address safety issues. Focus on lawsuit preparation. Update the CCRs. Ensure resident access to all contracts and their work scopes and up-to-date expenditure records.

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 Advance Candidate to Management such that it is received in person or via email ([Stephanie.taylor@fsresidential.com](mailto:Stephanie.taylor@fsresidential.com)) no later than **August 4, 2021, by 5 PM EST**. Verbal nominations 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: 7/30, 2021

**Victor J. Petrelli**  
**337 Navarra Ln., Davenport, FL 33837**  
**H 619.819.6878, C 858.353.9428, [petrellivj@gmail.com](mailto:petrellivj@gmail.com)**

Below is a summary of my experience as it applies in the Director position.

**Experience Summary:**

Over 35 years of broad and in-depth management, engineering design, construction, maintenance, procurement, business/contract development experience gained with a corporation – Aramco; four consulting engineering companies – Sargent Lundy, Stone & Webster, Stearns Roger, Power Engineers; owner/manager manufacturing/installation company (21 employees); equipment manufacturer; and security company (ADT).

**How my experience would be applied as Director:**

Pulte Lawsuit: I located and interviewed our Lawyer Patrick Howell over a year ago and discussed the need for an engineering study knowing what was to come. I passed the contact information to the BOD when I wasn't elected. The lawsuit will be based on engineering and construction deficiencies that will have a dollar value put on them. Applying my multi-discipline engineering and construction background I have already identified shortcomings in both Pulte's and m2e's engineering reports, both of which stated that a deeper study is required and have developed my own "Punchlist" over the last 3 years. I would develop the scope of work of a new in-dept engineering report, review qualified bidders, and oversee development. This final report will be used as the basis of our lawsuit. This will save the community untold thousands of dollars.

Administration: Structure overall operations for efficiency and effectiveness at lowest cost.

Finances: Identify discrepancies in our monthly expenditures and reporting inadequacies. Detailed review of our Reserve Fund requirements.

Management: Manage our property manager, landscaping and other maintenance/repair contractors ensuring they are meeting their contracted obligations to our satisfaction or replace them.

Contracting: Revise the Property Management work scope adding specific responsibilities and re-structuring their management to suite our needs or replace them. Revise the Millennium landscape contract so the same services are provided all the residents.

IT: Review IT related proposals for necessity, completeness, scope of work, repetitive cost, guarantees, maintenance requirements and expected obsolescence for inclusion in the RFP and the resulting bids.

Construction Management: Manage our contractors hired to perform the infrastructure deficiencies/repairs resulting from the lawsuit and age-related infrastructure replacement/repairs.

Safety/Security: Ensure that Safety issues are addressed immediately, and security concerns are investigated and addressed in a practical cost-efficient manner.

Maintenance/operations: Prioritize completion of equipment maintenance/operation manuals, obtaining critical spare parts, tagging/cataloging equipment and developing routine maintenance program. Review contractor maintenance procedures for adequacy.

Utilities: I have been extensively involved with Duke Energy concerning our (and Ridgewood Lakes) street lighting. I have also contacted Polk County Water requesting their free evaluation of our water usage. (Contact information was passed to the Board, but no action to date.) I have already reviewed our gas supplier cost which are reasonably priced.

Below are some experience highlights. I can provide a detailed experience resume upon request.

- Superintendent Planning & Training Division (50 employees) developed 500-man department Operating and Business Plan, reviewed department quarterly reports, staffing requirements, maintenance scheduling, training requirements, and monitoring employee effectiveness
- Department and division reorganization studies implemented by Executive Management
- Chairman, Commissioning Committee for electrification of the City of Jubail
- Owner/Manager Manufacturing/installation custom home/hospital/hotel cabinetry under "B" Contractor License
- IT project funding proposals working with project engineers for Data, Wi-Fi, Microwave, Telephone, Satellite receivers/transmitters
- Project Engineer/Manager design, material specification, procurement, and construction specification for the 61 turbine Juniper Canyon Wind Farm
- Lead Engineer Facilities Development Division included 200 seat dining facility
- Liaison Engineer (Multi-Discipline engineering) \$2 Billion Oil & Gas construction projects
- Lead Engineer/construction manager Piling, Civil, Electrical, Mechanical, and Tankage LSTK, DPC and Turnkey construction contracts
- Project engineer, major utility infrastructure development from high voltage transmission/substations to residential distribution
- Construction Safety Engineer and Security Liaison
- Department Safety Engineer (500 employees) developed safety manual
- Wrote Fuel Trucking Distribution contract used country wide
- Electrical Project Engineer design and construction of 2 large oil and gas processing facilities
- Designed/installed sound reinforcement systems in several churches
- Taught in-house Electric power courses to 60 multi-disciple engineers