

2010 POA Board Elections

Candidates

(Listed Alphabetically)

Bill Bines

Ettore DiMiceli

Ron Hoffman

Tom Kuhn

Jeffrey Toner

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**Candidate for POA Board
St. James Property Owners Association, Inc.**

**Bill Bines
2682 Medina Ct.
St. James, North Carolina, 28461
910-253-1232**

It is an honor and privilege to seek election to the POA Board; an opportunity to serve my neighbors and community. If elected, I would:
a.) continue the current course of conservative fiscal management,
b.) increase our reliance on the existing standing committee structure,
and, c.) strive for transparency in leadership and decision making.

Personal:

- * Married; wife, Sandy; two children, Scott & Brittany; two grandchildren, Ryan & Kaleigh**
- * We bought our lot in St. James in 1999, built our home in 2004, and moved from Ohio in 2006.**

Career:

Dayton and Montgomery County, Ohio, Combined Health District, 1969 - 2006; Health Commissioner, 1999 - 2006.

- * As CEO, directed comprehensive public health services to Dayton and 26 other cities/townships within the health district.**
- * As CFO/COO, managed \$36 million budget with 16 consecutive years of clean financial audits.**
- * Participated in municipal and county-wide decision-making processes regarding code enforcement, zoning, solid waste, child and adult healthcare clinics, air quality, emergency preparedness, and other issues responsive to needs within the community.**
- * Incident Commander for several multi-county, bio-terrorism simulation exercises.**
- * Chairperson; Montgomery County Child Fatality Review Board.**

Wright State University Boonschoft School of Medicine, Ohio

- * Co-founder of the Master of Public Health degree program
- * Associate Professor

St. James Experience:

STJ POA Finance Committee; 2007 – current

- * assist in preparation and monitoring of annual budget, including monthly income & expense and balance sheet statements
- * assisted in selection and transition from CAMS to CAS.
- * liaison to Architectural Control Committee

Marina at St. James Owners Association Board of Directors

- * 2008 – current
- * President; 2008 – 2009
- * assisted in transition of marina ownership from the developer to the owners association

Property Owners Association Experience

Green Tee Condominium Owners Association, Vandalia, Ohio

- * President, Vice-Pres., Treasurer at various times

Charity Non-Profit Experience

Board of Directors, Central Ohio Chapter Cystic Fibrosis Foundation

Board of Directors, Miami Valley Cystic Fibrosis Foundation;
President, 1985-1986, 1990-1991

Trinity United Methodist Church, Southport

- * Member, 2008 - current
- * Founder / Coordinator of “*Model Moms*”, a maternal outreach and mentoring program for pregnant teens and young women in southeast Brunswick County

Education

- * Bachelor of Science, Business Administration, Miami University, Ohio
- * Master of Science, Health Care Administration, Central Michigan University

POA Board Candidate Questionnaire

Name: Bill Bines , 910 - 253 - 1232

1. Tell us who you are and what you plan to contribute to the POA if elected to the Board of Directors. Answer: I have been a public servant for my professional career. I have taken every opportunity to serve my neighbors and have enjoyed making a difference in the quality of life in my community. As a volunteer, I have worked with many other volunteers in charitable and community work. I am willing to do whatever is necessary to continue our great way of life here at St. James.
2. What would you like to see changed or improved in St. James Plantation? Answer: I would like to see improved communication between standing committees. We are fortunate to have many talented residents who continue to volunteer for standing committee membership. I would like to see greater reliance on the excellent work of these committees and explore the feasibility of more frequent meetings of the committee chairs to share information.
3. What do you see as the biggest challenge for St. James Plantation in the next three years? What ideas do you have for addressing this issue in a fiscally responsible manner? Answer: Under the leadership of the current POA Board, we are positioned well for the future. The 5 year budget projections allow for stability in growth. We have a reliable management company in place. Our infrastructure is sound and is being adequately maintained. However, the two most significant unknowns are a.) the state of the economy, and b.) the potential for a major storm. Revenue projections are dependant on the developer's ability to sell lots which is impacted by economic conditions. If revenues are less than forecasted, certain non-essential or discretionary projects may have to be delayed. The STJPOA is properly insured for its assets; however, if a major storm causes significant damage, funds set aside for unanticipated contingencies and long-term capital projects may have to be diverted to immediate storm clean-up. I believe the current Board has planned well for these contingencies and I would continue that course.

4. What activities have you been involved with either at St. James or previously which perhaps gives you some insight into the problem mentioned in Question 3 or other issues facing St. James and therefore your ability to contribute to solutions? ***Answer:*** **As a member of the Finance Committee since 2007, I have had an opportunity to become very familiar with the financial structure of the association. I am familiar with the budget, investments, contracts and agreements. I assisted in the selection of our current management company and the transition to CAS, Inc. from CAMS. My committee colleagues and I actually conducted the day-to-day business at the POA office for 6 weeks until our new Community Manager came on board. In 2008, I was elected to the first *owner elected* Board of Directors of the Marina at St. James Plantation Owners Association. As President, I worked with other board members and the developer(s) to assure a smooth transition of marina assets from the developer to the owners association. The marina board continues to work hard to maintain the shops and restaurant at the marina as a community amenity, while preserving the function of the marina for its owners. These experiences, and many others, will serve to significantly shorten my learning curve as a POA Board member.**
5. Tell us something about you that we haven't asked. ***Answer:*** **I enjoy working with people to solve problems. I would rather take the time to *listen* to the issues from all perspectives and build a consensus, than make a quick decision on a crucial topic.**

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Resume for Ettore DiMiceli

Education New York University- BA degree
Marquette Medical School- MD degree
Medical College of Wisconsin- Board Certified
Anesthesiologist

Employment Background Staff anesthesiologist at St. Joseph Hospital,
Milwaukee, WI 21 years
Director of Anesthesia services and respiratory therapy at St. Joseph's
Medical Center in Bloomington, IL 6 years.
Staff physician in Student Health Department, Illinois State University in
Normal, IL 3 years.
Assoc. professor teaching anatomy and physiology at Heartland College in
Normal, IL 3 years.

Qualifications I served 2 terms of 3 years each on the Board of Directors of
the Crestwicke Homeowners Association; Vice president in my second term.
Declined presidency because of impending move to St. James Plantation.
Crestwicke was a golf community similar to St. James but on a smaller
scale. The duties of the Homeowners Association were similar to those of
the St. James POA. My wife Fran and I have lived in St. James for over 5
years.

Community service I was a features writer for Cat-Tales for 5 years.
Taught Italian cooking classes for 2 years in St. James. Cooking
demonstrations included a benefit function sponsored by the Service Club
and held at the Member's Club dining room. The profits were donated to the
Brunswick County Food Pantry.

Hobbies Golf, writing, cooking and reading.



POA Board Candidate Questionnaire

Name: Ettore DiMiceli

1. Tell us who you are and what you plan to contribute to the POA if elected to the Board of Directors.

I, and my wife Fran have lived in St. James for over 5 years and plan to remain here permanently. I have raised nine children of my own and therefore have a great deal of experience dealing with conflict and arbitrating disputes large and small.

I have always considered myself an independent thinker and I believe I could contribute fresh ideas to the POA Board of Directors. Over the years positions in this body have been shuffled from one person to the next within a small group. This is particularly true of the members appointed by the developers who outnumber the elected members of the Board. I applaud this group for their service and foresight in incorporating St. James, but I believe it is time for change with new blood and fresh ideas so St. James can continue to move forward.

There will necessarily be a learning curve for me to better understand the workings of the Board of Directors before I can best serve the Board, but I will always represent the best interests of you, the property owners.

2. What would you like to see changed or improved in St. James Plantation?

I would like to see the ACC be more consistent in their decisions and requirements of prospective and current homeowners. When necessary and appropriate decisions are made, they should follow through with enforcement in an even-handed manner.

3. What do you see as the biggest challenge for St. James Plantation in the next three years? What ideas do you have for addressing this issue in a fiscally responsible manner?

Without question the most important immediate issue is building an emergency escape road south of the Polly Gully Bridge. The need for such an exit was anticipated in the planning of St. James but unforeseen were the problems securing the "right-of-way". My understanding is that negotiations are in progress to obtain "right-of-way" and financing for such a road. I firmly believe the Developer has an obligation to contribute to the success of this project including financial support.

4. What activities have you been involved with either at St. James or previously which perhaps gives you some insight into the problem

Ettore DiMiceli

mentioned in Question 3 or other issues facing St. James and therefore your ability to contribute to solutions?

When living in Illinois, I spent two 3-year terms on the Board of Directors of the Homeowner's Association. I was vice-president during the final term but was unable to accept the Presidency for the next term because of my imminent move to St. James. Crestwicke was a suburban golf community similar to St. James, albeit on a smaller scale. As a Board members of the HOA, we monitored adherence to the covenants, advised on beautification projects and on occasion, mediated disputes. On one such occasion several neighbors were having basement flooding problems with storm water runoff. I called a meeting of the involved parties and after some discussion, I offered a fiscally responsible compromise which all parties accepted, and an amicable agreement was reached that resolved the problem for all parties concerned and the community as a whole.

5. Tell us something about you that we haven't asked.

Some people will remember me for the Italian Cooking Classes I taught at my home for several years. In addition I did a benefit cooking demonstration at The Member's Club for the Service Club which raised a good deal of money for the Brunswick County Food Pantry. I believe I helped the efforts of the Service Club of St. James to demonstrate its concern for our neighbors in nearby communities in a very tangible way.

I have been a features writer for the past 5-years for Cat-Tales. I have had dozens of interviews published in addition to travel articles and recipes.

Ronald Hoffman
Candidate for POA Board Member

Hello everyone in St. James. My name is Ron Hoffman and I am running to become a Board member of the POA.

My wife Susan, our dog Holly, and I moved to St. James full time about 3 ½ years ago. We all know what a fabulous place this is to live and enjoy. During those 3 ½ years, I have continued working and commuting to New York City every other week. However, I am retiring at the end of this year and wanted to contribute some of my available time to St. James to continue to make it the best place anywhere to live.

I have done a number of things throughout my career, and personal life, that qualify me for this position. First, I was one of the founding members of the **Wickford Highlands Homeowners Association** when we lived in Rhode Island. As such, we developed all of the by-laws, committees, and workings of the association. I served two terms with that group.

My business career includes executive positions in large multi-national companies, small start-up companies, family businesses, and publicly traded companies. I have been a plant manager of a 500,000 square foot warehousing operation. I have been responsible for purchasing and supply, buying products produced domestically and internationally and managing the inventory. I was an Executive Vice President of a costume jewelry company responsible for worldwide sourcing and operations, which included manufacturing and logistics. I have managed logistics that has utilized **International Ports** in Baltimore, Georgia, Texas, New York/New Jersey, Los Angeles/Long Beach, and in Europe and Asia. I was general manager of an automotive company, responsible for all aspects of operations, finance, design, sales and marketing. I have been, and currently am, **Chief Operating Officer** of a worldwide textile company that designs, markets, and imports products that each and everyone of you buys regularly at stores ranging from Walmart to Macy's and most stores in between. I have been, and am currently, **Chief Financial Officer** of the same textile company, but have also been CFO of a \$750 million direct marketing company and a \$150 million trucking company. As such, I have strong banking experience/ties and significant experience in forecasting, making and achieving financial budgets.

My education includes a Bachelor's degree in Accounting and an MBA in Management. My wife and I both play bridge in many groups, enjoy the amenities of St. James, and look forward to a bright future for our community.

In summary, I believe that my experience with another homeowners association and significant and varied business experiences, along with my commitment to help maintain and improve our community, qualify me to be one of your Board members of the St. James Property Owners Association.

Please help me help you by giving me your vote. Thank you.

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POA Board Candidate Questionnaire

Name: Ron Hoffman

1. Tell us who you are and what you plan to contribute to the POA if elected to the Board of Directors.

I am Ron Hoffman. I live on Marshfield in the Reserve neighborhood. My wife Susan, our dog, Holly, and I have lived in St. James full time for about 3 ½ years. As you read my resume, you will see that I have a long history of key executive positions throughout my business career. I also was a founding member of a home owners association in Rhode Island. I want to contribute my experiences in successfully managing businesses to provide the leadership it requires to take St. James to a higher level of shared community. I also want to utilize my experience as a founding board member of another home owners association to bring new ideas and innovation to our fast growing and diverse community.

2. What would you like to see changed or improved in St. James Plantation?

I would like to guide St. James to a greater level of involvement and cooperation within its borders and with the surrounding communities. I believe the economic recession, the annexation issues, the International Port situation, the second bridge, and the pending commercial growth around Midway Road have all contributed to stress among our residents and with our neighbors outside of our community. We all share in the outcomes, and our approaches as a community are critical.

3. What do you see as the biggest challenge for St. James Plantation in the next three years? What ideas do you have for addressing this issue in a fiscally responsible manner?

As described in question 2, our biggest challenge is how we respond to these local issues as a community. The next several years will see economy recovery and resumption of growth and turnover in our community. New faces bringing with them their discreet ideas about what St. James is all about, and how we address this will be critical the our continued success as the premier community in this geographic area. Add to that we must find the optimum utilization of our new community center to assure prioritized usage by our residents.

4. What activities have you been involved with either at St. James or previously which perhaps gives you some insight into the problem mentioned in Question 3 or other issues facing St. James and therefore your ability to contribute to solutions?

As a home owners association in Rhode Island, we faced two challenges: 1) the intention of the state port authority to put an international port where a closed down military installation was and finding alternative uses for the land, and 2) residents who were new to the area and wanted a strong association that would look out for their individual desires, but would focus on having a highly desirable cohesive community where everyone worked together to benefit the entire populace, not just one area or neighborhood. We were successful and achieved our objectives in both endeavors.

5. Tell us something about you that we haven't asked.

My resume describes my business and personal qualifications, as well as some of my interests. However, the driving force behind my desire to become a board member is that, upon retiring from the business world at the end of this year, I want to utilize the things I've learned and taught others over the years to better the community where we intend to spend the rest of our lives. Without full time work to focus on, I can turn my attention to helping and guiding St. James, seeking input from residents throughout our community, in all the various neighborhoods, and applying that knowledge to enhance all of our life experiences.

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Resume for:

Thomas N. Kuhn
4361 Gauntlet Drive
Southport, North Carolina 28461
910-253-3664

Skills Summary

Small unit leader
Extensive mid-level and senior management experience
Planning and operations experience at Department of the Army level
Extensive financial planning and management experience

Employment Experience

Currently retired; Member of the Town of St. James Emergency Management Team; serve on the Town of St. James Stormwater Committee, past Chairman for three and a half years; member of the Board of Directors of New Hope Clinic, Southport; member of the Board of Directors of the Carolina Seniors' Golf Association; former member of the St. James Fire Department Fire Police.

Served on active duty with the U.S. Army for 25 years, 3 months and retired at the rank of Sergeant Major.

Served for 19 years, 3 months as a Department of the Army civilian holding various leadership positions including Department of the Army level personnel policy officer, planning and operations officer, and lastly as the Chief, Army Casualty.

During my career on active duty, I served in Italy, Germany, Vietnam, and Korea as well as Georgia, Virginia, Oklahoma, and Washington, DC. All the positions in which I served from 1966 until retirement in October 1984 were leadership positions in units ranging from 40 to 300 personnel.

The positions in which I served as a Department of the Army civilian were all leadership positions and all but 1 1/2 years of that time was at Department of the Army level. These positions included developing and executing Army policy on personnel operations to include career development patterns; formulating, institutionalizing, and executing individual replacement deployment policy and procedures for the Balkans; managing the day to day personnel, security, and logistics operations of a 2,600 person Human Resources organization; and finally, for approximately four years, as the Chief of Army Casualty which encompassed the events of September 11, 2001 and Operation Iraqi Freedom (the first Gulf war). In these positions I was required to manage annual budgets in excess of \$30 million.

July 25, 2010

POA Board Candidate Questionnaire

Name: Tom Kuhn

1. Tell us who you are and what you plan to contribute to the POA if elected to the Board of Directors.

A. My wife, Lynn, and I have been property owners since August 2002 and have been residents since November 2003. We came from Northern Virginia where I finished a 44½ year career with the US Army, 25+ years Active Duty military and 19+ years civilian combined. I bring to the POA extensive management experience, leadership ability, fiscal responsibility, and the ability to mold and work in a team.

2. What would you like to see changed or improved in St. James Plantation?

A. St. James is a beautiful place to live. I do not think major changes are needed. Continual improvement of the current infrastructure and assuring that such improvements/additions comply with the current overall design and motif is important. We should continue maintaining, improving, and protecting the ecological beauty of St. James.

3. What do you see as the biggest challenge for St. James Plantation in the next three years? What ideas do you have for addressing this issue in a fiscally responsible manner?

A. I believe there are two major challenges for St. James. One is the constant threat of a devastating storm. The current plan we have for regularly cleaning out vegetative debris from Beaver Dam Creek, Polly Gully, and Ash Creek on a bi-annual schedule and the annual inspection and maintenance of major drainage pipes and other stormwater conveyances lessens considerably the threat of flooding. This is a wise and prudent expenditure of POA and Town funds. The other major issue is to ensure continual planning for the inevitable transition to autonomous control once the Developer starts to leave. I believe we have a solid basis now for this transition but we must remain ever cognizant of any changes that may affect the current plan. We cannot afford to not get this right.

4. What activities have you been involved with either at St. James or previously which perhaps gives you some insight into the problem mentioned in Question 3 or other issues facing St. James and therefore your ability to contribute to solutions?

A. I have been on the Town Stormwater Committee for the last 4 years plus and served as its chairman for 3½ years. I devised an emergency action plan, concurred in by all St. James entities and approved by the Mayor, for a systematic procedure to lower the ponds located through the Cate to the Marina in case of a significant rain event. This plan is now being incorporated in the Town's Emergency Management Plan. I also serve as a member of the Town's Emergency Management Team.

5. Tell us something about you that we haven't asked.

A. Lynn and I have 4 great kids and 6 grandchildren. We both volunteer at New Hope Clinic, she as the action person for the clinic's free drug program and I am on the Board of Directors. I also serve on the Board of Directors of the Carolina Seniors Golf Association with my term ending in December of this year. I served for 2 years on the St. James Fire Department as a member of the Fire Police. Lynn and I both love St. James, the people, and the area. This beautiful place is our home and I want to give back as much as I can to the community. This is why I am running for a position on the POA Board.

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Jeffrey Toner
4168 Silverleaf Drive
Southport, NC 28461

My wife and I enjoy living in the community and want to see it be successful and growing. I believe my experience in home building, government contracting and project management can contribute to the POA Board and St. James' success.

Education: BSEE Carnegie-Mellon University 1966

Professional Experience: -2 Years enlisted US Army Material Command as electrical engineer

-41 years with Westinghouse/Bechtel as a prime contractor in developing, designing, testing and contracting for the nuclear propulsion components for Navy nuclear submarines and aircraft carriers. The components included electronic, electro-mechanical and large heavy equipment providing safe, reliable power for the ships.

Responsibilities over career involved design/project engineer, department engineering manager, Quality Assurance manager, with last 20 years as Department Manager for Reactor/Plant Heavy Equipment; management/leadership of 120+ personnel, including 16 subordinate managers. Internal budget exceeded \$15 mil. Negotiated, placed and administered Government contracts exceeding \$2.8 billion for FY2008/2009. Required numerous technical, contractual and strategic presentations to DOD/DOE/GAO, other prime contractors and supplier senior management.

Internal leadership assignments included Management Evaluation Committee, Division Strategic Planning, Compensation Restructuring, Organization Performance Evaluation, Prime Contractor/Naval Reactors Reengineering Board, and Prime Contractor Consolidation Board. Non-work related positions included church board and Homeowners Association Zoning Committee.

Personal: - Married to Jean Toner, two sons currently living/working on Pittsburgh, Pa.
- Retired in 2009
- Contracted for and provided oversight for the construction of 4 personal homes over past 35 year
- Interests include classic cars (1967 Austin-Healey Sprite), college sports, tennis

POA Board Candidate Questionnaire

Name: Jeffrey Toner

Tell us who you are and what you plan to contribute to the POA if elected to the Board of Directors.

- Full-time resident
- Extensive Project Management and contracting experience dealing with federal and local regulatory agencies
- Management experience with operating budgets (\$15 mil) and construction budgets (\$2.8 billion)
- Extensive experience in short term and long range strategic planning

What would you like to see changed or improved in St. James Plantation?

- Establish 5/10 year long term planning program
- Actively pursue ingress and egress capabilities for routine and emergency situations
- Address issues related to non-resident owners' property maintenance

What do you see as the biggest challenge for St. James Plantation in the next three years? What ideas do you have for addressing this issue in a fiscally responsible manner?

- Fostering controlled growth of St. James, keeping property values
- Ensuring infrastructure within and outside St. James will support long term growth by working with government and utilities

Jeffrey Toner

- Ensure POA and Board are capable of continuing governance if/when Type C (developer) membership expires
- Assessing financial stability of POA/St. James; adequacy of Resource Balance
- Establish rapport with town, county, and state officials to foster information flow and cooperative efforts in developing Southeastern NC

What activities have you been involved with either at St. James or previously which perhaps gives you some insight into the problem mentioned in Question 3 or other issues facing St. James and therefore your ability to contribute to solutions?

- Contracted for the building of 4 personal homes in 4 different communities including St. James, each with different by-laws and covenants
- Worked with and challenged local township commissioners, planning and zoning boards to recognize and resolve community issues

Tell us something about you that we haven't asked.

- Numerous technical, contractual, and strategic presentations to DOD/DOE/GAO, and local government elected and appointed officials
- Committee and Board assignments required sound interpersonal skills in dealing with various personalities and agendas, keeping the best interest of the company, government, and personal in perspective