

2022-2023 CANDIDATE RESUMES

Lori Wroblewski-37006 Laws Point Rd

My name is Lori Wroblewski and I am running for the 2022-2023 board of directors for Swann Keys. For those who do not know me I have been a part timer since the late 80's and then in 2013 we became full time residents and built our retirement home.

My background is a Registered Nurse with a Bachelor's Degree in Nursing. During my 36 plus years of nursing experience I have held numerous positions including direct patient care and several leadership roles which include charge nurse, senior clinical nurse and nurse educator. I am working per diem at this time.

Currently a member/manager of SK Vacation Rentals LLC a family business right here in Swann Keys. My responsibilities are dealing with all the day to day operations which include all the financials, guest reservations and frequent communications with all of our current, future, and past guests.

Previously I served on the BOD for Swann Keys and was chairman of the house committee where we negotiated the cleaning contract with whom we still have as our cleaning contract today. I am familiar with court order and bylaws for Swann Keys and was a member of by-laws committee.

Currently I am an active member of the Ladies Auxiliary and have been a member of Sports Club. In the past I have participated in and supported numerous events sponsored by both clubs which give back to the community. In the past I have also coordinated a hands-on CPR/AED training course for residents which was very well attended.

I am asking for your support to become a member of the BOD for 2022-2023. I love living in this community. Swann Keys is great community with many wonderful people. Whether full time or part time your input and participation in this community is vital and I look forward to meeting many of the new residents in the community. Thank you for your support.

"Butch" Wienhold---37018 Canvasback Road

I am Butch Wienhold and I am running for the Board of Directors because I'm interested in improving the community. I have over 30 years' experience as a repairman working at General Motors on the assembly line and another 15 years' experience working in home improvement. I have been a resident of Swann Keys for the past 21 years. I actively support community activities and regularly assist with events. I am currently President of the Sports Club. I have also held the following positions at Swann Keys: President, Vice President, and Maintenance Chairman. Please vote for me for the Board of Directors.

Christie Warner-36935 Laws Point Rd

Hi everyone, my name is Christie Warner. I am a humble property owner in Swann Keys since 2002, who does not like to broadcast my talents. My husband and I were happy to purchase our property in Swann Keys, as the general area was a vacation destination for many years prior to 2002. I personally grew up vacationing in OC with my family when I was young. Later, my husband and I camped with our family at nearby campgrounds until we bought our property in Swann Keys.

I feel that my professional experience in finance, accounting, and management would be immensely helpful to SKCA. I have over 35 years of progressive experience in key financial positions with manufacturing, healthcare, energy, construction, and other organizations. I have worked with small to large organizations, both nonprofit and for-profit businesses. My most recent position titles have included Chief Financial Officer, Controller, and Director of Finance. I have managed, created, and monitored capital and operating budgets of all sizes for the companies for which I have worked. I have also managed many large projects and collaborated closely with all team members through completion. My jobs have also included preparing and analyzing financial statements & discussing financial results with a large audience (including people without a finance background). My career has enabled me to become very computer savvy, by learning & using many different software packages. I earned a bachelor's degree from York College of PA in 1990, where I graduated with honors from the School of Business with a concentration in accounting. I have also volunteered at numerous non-profit organizations and participated on an executive board with a large youth sports league. I have helped to drive key fund-raising events for the non-profits that I have worked with or supported.

I believe in teamwork, and I support efficient and continuous improvement in getting things accomplished. I do agree that the community should be run like a business, but also a business with a heart that is going in the direction that the association members support. The BOD's authority should not surpass the budget approved by the community, and the BOD should not have unlimited authority. Approval of large expenditures (operating or capital) outside of the budget scope should require additional approval from the community, just like key decisions require extensive approvals at any well-run company. I support our governing documents including the court order, our bylaws, and DUCOIA. Please consider me for your BOD vote in May.

Katherine Berkheimer – 37047 Pintail Drive

My husband and I bought our property in 2004 and I have lived here since 2006. My husband was on the Board in 2011 when he passed away. There was no one in line for the position and I was asked if I would finish out his term. I have been elected to the Board since. I was the House Committee Chairman for 4 years and when not chairman I served on the committee. I was on the publicity committee for 2 years. I have been Corresponding Secretary since 2016. This year I was co-chair on the Audit & Budget Committee with Jeff. I have been a member of the Sports Club since moving here in 2006 and have been its treasurer for approximately 10 years. I was just elected at the February 19th meeting for another term.

I believe that a Board member should abide by the Court Order and DUCIOA. I believe that a Board member should listen to the concerns of the community and I also believe that a Board member should be frugal with the community's money and let them know how and why their money is being spent and what is going on in the community. I hope you will see fit to elect me to another term. Thank you for your consideration.

Webster "Eddie" Edwards - 37105 Blue Bill Drive

My wife and I live here full-time on Blue Bill Drive. I accept the nomination and I plan on running for the 2022/2023 Swann Keys Civic Association Board of Directors. I have been on the board since 2019/2020 and I have chaired the House Committee since then.

I welcome any and all comments or suggestions from Swann Keys owners and will vote on board matters based on feedback as well as my conscience. We have had many challenges and successes in the past 2-3 years. Currently the association is in a sound financial position with many long-term plans of improvement to our community.

Please consider me when making your decisions for the next Board of Directors.

Wilma L. Denton - 37012 Blue Bill Drive

My husband, Charles, and I have owned property in Swann Keys since 2001 and are full-time residents. I helped operate our bottled water delivery business owned by my husband and I for 40 years and have 28 years in the health care arena as an RN. I currently work part-time for Resort Homes LLC, a new home builder.

I have served on the SKCA Board of Directors for many years and I am knowledgeable of the Court Orders, Bylaws, and Rules and Regulations. I am familiar with DUCIOA (Delaware Uniform Common Interest Ownership Act) and how it relates to Swann Keys. I am the **current** Treasurer & have served as Secretary and as Chairperson of the Bylaws Committee and am the Liaison for the Nomination Committee to the BOD. I am a member of the Sports Club and Ladies Auxiliary.

If re-elected I will work for the good of **all** lot owners in Swann Keys. The current BOD has faced many challenges but has stayed strong through the required COVID-19 impact on our community & the boat ramp legal case. I was part of the major upgrade done 2 years ago to our accounting system and implementation 1 year ago of state-of-the-art computer system with scanner and an easy to use, reliable back-up system. I have worked closely with the president to develop accurate and thorough reporting tools. The current BOD has succeeded in keeping the community financially healthy and as safe as possible. Every effort has been made to keep the community informed of issues as they occur

and to develop communication tools that work. I look forward to seeing completion of projects the current board is working on which includes, replacement of the bulkhead at the marina, replacement of the West side boat ramp, painting of the community building, replacement of roads on Swann Drive East, Activities Way, and Canvasback Rd, and other projects that are in the early planning stages. The work by the Long-Range Planning Committee has laid out a very efficient and achievable plan that coincides with the Reserve Study. I remain excited to work towards the future of Swann Keys in spite of a few hurdles. As you decide who you wish to vote onto your new Board of Directors remember that you elect 15 people to make decisions and run the day-to-day activities and maintain the common areas of the Community. The Court order is very specific about what your BOD is expected to do and exactly what decisions are required a vote by the community. With your vote I will continue to assist in the on-going maintenance and management for our community.

Dianna Shade – 36972 Canvasback Road

Having served on the Board of the Swann Keys Civic Association for several years and having taken a brief sabbatical for personal obligations, I would like your support to again be of service to the Community by being elected and serve as an active member of the Board of Directors.

Carol Harper – 37023 Canvasback Road

Lot Owner since 1979 - Retired in 1994 from Bethlehem Steel (Sparrows Point Plant - Dundalk, MD. - now demolished) - full-time resident since 1994 - High School graduate with some College - member of the Sports Club since 1994 - **member of the Board of Directors since 2011.**

I am very familiar with our Court Order and Bylaws, and this Association is setup to run according to Delaware Law (DUCIOA), Certificate of Incorporation, Court Order, Bylaws and Rules & Regulations. All of the documents are necessary for the existence of our Community and I do hope that we, as a Board, can work together to keep our Community going in the right direction? I do have a lot of knowledge and paperwork to backup some questions that might arise!

I am **currently the Recording Secretary and have been typing minutes off and on since 1996.** I am responsible for typing the monthly Board Minutes and seeing that they are posted on the Website after they are approved by the Board, and also I am responsible for notifying the Webmaster of any updates to be posted that affects the Community.

FYI: If you would like to review the monthly Board Minutes, go to swannkeys.org / select Resident Login / enter the login and password / select BOD Minutes, but if you don't know them; call the office (302-436-5111) for help.

I am currently on the Bylaws Committee and we are responsible for updating the current 2017 Bylaws, the updated Bylaws are now in the Attorney's office waiting for a reply.

I am willing to continue being a Board Member in 2022/2023, but I will need your SUPPORT AND VOTE!

Lori Monroe – 37858 Swann Drive

The board is elected by the community and it is the Board's responsibility to act in the best interest of the community without personal bias or agendas.

I have served on the board for the past 2 terms as a Director and Chair of the Bylaws committee. And while at times it is not popular, I'm not afraid to ask questions and stand firm when I believe we are out of compliance, or the community is entitled to more details to remain informed.

I don't claim to be perfect but will do my best every time to put the best interest of the community first while ensuring we are following our governing documents and common sense. I hope I can count on your vote and serve the community for a 3rd term.

Cliff "Tom" Tompkins – 37842 Swann Drive

I am a very proud US Navy veteran having served in Turkey at a communications monitoring site for two years and then as an instructor on Long Island, NY before beginning a new career in the newspaper business. I worked on the business side of Capital-Gazette Newspapers in Annapolis, MD for 32 years. Since I retired, I enjoyed working as an agent for Jack Lingo in Millsboro for a few years and I have taken advantage of boating, traveling, camping, and being involved in music. I've been a board member for the last two years and I have to say, it has been difficult at times. But there are an awful lot of folks here in Swann Keys who make the work worthwhile and I hope you cast your votes for me again. In turn, I give you my commitment to cast my votes with the best interest of Swann Keys and its residents at heart. I will support actions by the board and its officers that work to preserve what we have and to better it, and I also promise to vote independently. I am not afraid to say no or vote "no". Thanks for your trust these last two years.

Nancy Walls – 37799 Swann Drive

I am 60 years old and live in Swann Keys full-time. We have owned our property since spring 1989. I worked for Wilmington Trust Company for 15 years retiring as head teller of the main office in the Hotel Dupont Building. I have been treasurer and secretary for Bethel #8 of The International Order of Jobs Daughters.

I have also been treasurer and assistant secretary at Wilmington Manor Fire Company, in New Castle, Delaware. I am currently treasure of American Legion Auxiliary #24 Dagsboro. I retired 2 years ago from the University of Delaware, Student Health Services, having held several positions, the last being a senior records specialist/administrative assistant, of which duties were record keeping, accounts payable/receivable, ordering supplies. I have great customer service skills and have always been a team player. I believe that all of our Directors on the Board should be involved in the running of our association. I also feel that any major issues that arise should be voted on by the members of the association whether monetary or policy. Members should be treated with respect, even if their opinion differs from yours. I will work to ensure that we follow our governing documents, the Court order, Bylaws and Rules and Regulations. I can be reached at walls3228@gmail.com 302-547-8434

Charles Raines-36982 Pintail Drive

I would like to take this opportunity to ask for your support in my securing a position on the Swann Keys Board of Directors. I have been a resident of the community since August 2019 and feel it's time to become more involved in the operations. This is the first time I have lived in a community with an HOA so this concept is new to me, however I am not new to the functions of a corporation. In 2020 I retired from Griffith Energy Services where I served as the Director of Compliance, overseeing 400 employees and 14 physical locations in 5 States. Prior to GES I worked for the Anne Arundel County, MD government where I retired in 2004 as a Firefighter III after 30 years of service.

Should you support my election to the Board I pledge you the following:

1. I take this position with no agenda or prejudice toward the agenda currently before the board.
2. I will weigh each item before the board and make decisions based on need and fiscal effectiveness.
3. I will listen to the input from the community; I want to be clear I will take that input and vote for what I feel is in the best interests of the community, looking at the benefit to the many and not the few. I am an independent thinker.
4. I also believe a community must progress. A community that is not moving forward is in decline and I can't think of any responsible owner that would support decline.

Thank you for your support in advance, and together we can move forward and keep our community the affordable gem we want for our family.

Chris Fritz-37033 Laws Point Road

My wife, Kristie, and I are approaching 3 years ownership in Swann Keys. We have 3 college-aged children who enjoy the waterfront lifestyle as much as we do. Although relatively new to Swann Keys, I have had family in Selbyville and greater Sussex County since 1977.

For the past 20 years, I have worked for the Howard County Public School System in a variety of roles. I have experience as a classroom teacher and school-based administrator. More recently, I have served in operations management for the 40th largest school bus fleet in the nation. I have experience with writing request for proposal and bid documents, contract management, and budgeting. I am charged with the supervision of over 200 contracted staff each day along with the safe transport of over 43,000 students. In addition, I am responsible for navigating the complex convergence of local policy, Maryland law, federal law, and industry best practices.

My education includes a B.A. in Mathematics, and an M.S. in Finance from the Sellinger School of Business and Finance.

I am excited for the opportunity to work with all my neighbors for the benefit the community.

If you have additional questions about me, feel free to reach out to me at 14wranglerJKU@gmail.com

Kenneth Dwain Shearer Jr.-36974 Blue Bill Drive, Selbyville, DE 19975

I'm 62 years old and have been happily married to my wife Cassy for over 29 years. We have a daughter and son-in-law living in Bel Air, MD. My educational background includes a Bachelor's in Business from West Liberty University and a Master's degree from Johns Hopkins University in Human Resource and Behavioral Management. I began a 14-year career in 1984 at the University of MD Dental School. I initially managed the business operations of the student dental clinics and ended my tenure as Executive Director of their not-for-profit corporation. I spent the next 21 years with Dental Care Alliance, a dental practice management company. DCA is the 3rd largest practice management company with revenues of well over a half billion dollars. My final role with DCA was Senior Vice President of Operations where I supported the daily operations of practices in 8 states. DCA was purchased by a large private equity fund in 2018 and they unexpectedly replaced all of the top company leadership moving me toward an early retirement. Since retiring, I have focused on taking care of my family and enjoying living in Swann Keys.

Although we have owned our Swann Keys property for almost 7 years, I developed friendships at the University of MD in the early 1990's with multiple individuals that owned properties here. Regular visits to their homes convinced us that we needed to find a way to purchase a home here. We purchased our lot in July of 2015 and quickly found an available manufactured model home that allowed us to gain an occupancy permit in Sept of the same year. We have lived here full-time since November of 2018. After settling into retirement and having a hip replaced, I began to attend board meetings, volunteer events and became part of the Beautification Committee in 2021. I have enjoyed working on the landscapes with Pat McCamant over the past year and plan to continue those efforts in 2022. We are members of the Sports Club and Ladies Auxiliary. I walk the streets of our community almost daily and believe that Swann Keys is not only a great place to live, but it also has great potential. My life experiences have given me general skills and knowledge in a wide range of areas. I believe that those experiences will help me if I am given

the opportunity to have a role on the Board of Directors. The world and our community have witnessed a number of challenges over the past couple of years. We owe a debt to the previous Boards for their efforts in moving Swann Keys forward through these tough times. My goal is to keep our focus on moving ahead in a positive and supportive manner. I support continuing efforts to maintain our existing assets and infrastructure but also believe that we must upgrade some of our amenities. Keeping our property values as high as possible is a good thing but it is just as important to achieve a goal of making Swann Keys a great place to live with amenities that guarantee a fun time for all.

Sam Veit III– 37027 Laws Point Road

Since the January 2022 Swann Keys Civic Association Board of Directors (SK BOD) meeting, and as a result of a member of the SK BOD resigning, I was voted in as a new member. Since that time, I have been attending and participating in multiple meetings with fellow SK BOD members over the last month. In addition, for the last two (2) years I was nominated and elected to serve as the Vice President of the Swann Keys Sports Club through the 2022/23 year. As Vice President of the Sports Club, I am involved, along with the President of the Sports Club and the Secretary and Treasurer, in doing business as a non-profit organization working for the improvement of our community and opening up communication with and bringing in neighbors and volunteers to expand social activities for all members of the community. I am also Chairman of the Sports Club Event Planning Committee, which involved reopening our events after more than a year of shut down because of COVID and currently involves opening up the community for dinners and recreational activities.

My wife Joann and I have owned our property in Swann Keys since 2010 and have been permanent residents since 2019. Joann and I are raising three (3) grandchildren and under my supervision, they have assisted community members with lawn care. I understand the importance of volunteerism and have assisted others whenever possible. During the winter, I actively participated with fellow community members in snow removal for neighbors during several snowstorms. I always try to be available to all members of the community to help wherever and whenever I can. Some of the most important and gratifying events were helping lead in the distribution of “Dinner for shut ins” for Thanksgiving and Christmas. Many volunteers came forward to help in these endeavors.

I was in the Trades for 45 years and a member of Union Local #37 during these years. I was a Union Steward and helped build a strong Union presence in the company and handled many grievances. I was involved for many years in negotiation of Union Contracts, listening to both sides of an argument and helping settle differences.

I feel that I am qualified to sit on the SK BOD. I have read and understand the Court Order and Final Decision of 1985, our current Bylaws and DUCOIA. I pledge to uphold these documents. I hope to be able to contribute and use my listening skills and experience in helping resolve differences, getting more input from community residents and to offer workable solutions to issues arising in the Community. I would appreciate your vote.

Michael Dippolito -36978 Blue Teal Road

I am running for the board of directors for the term 2022/2023 because I have seen many areas where my expertise would be helpful to the community. I have owned my business for over 25 years and have extensive knowledge in maintenance, construction, welding, excavation, and tree service and more. My business knowledge will be helpful in obtaining requests for proposals in areas where the community costs have increased substantially in the last few years. Additionally, if elected I will follow our governing documents and challenge any motions or actions that violate the rights of the Members of the Swann Keys Civic Association.

Robert Duffy-36927 Laws Point Road

My name is Robert Duffy, 51 years old. I've been a resident in Swann Keys for 12 years. I am a General Contractor, who owned and operated my Business for 20+ years. I have a broad knowledge of all realms of construction. I believe I would be beneficial on the Board in this area of expertise including but not limited to; the entire scope of work, bids and proposals. Looking forward to helping assist the Board to move Swann Keys forward in the right direction.

Rebecca Kelly-36945 Laws Point Road

My husband Bob Bauer and I have owned property in Swann Keys since 2001. We bought our property for our five children and now ten grandchildren to have a place to enjoy each other while boating, swimming in the pool, playing on the playground and the beach. We are originally from Baltimore where I worked in the banking business prior to earning my teaching degree from the College of Notre Dame followed by receiving my master's degree from Johns Hopkins University in School Guidance/Conflict Resolution. I taught middle school Math in Baltimore City, Memphis City, and Baltimore County for twenty years.

Bob and I became fulltime residents in 2016 upon our retirement. This is the best decision we ever made. The number of friends/neighbors we have met through the pool, attending the many activities offered by the Sports Club and Women's Auxiliary, and playing tennis and pickleball has been amazing. I truly believe these friends and activities have played a major role in keeping us active and healthy.

For these reasons, if I am elected to the Board, I will focus on continuing and creating more activities and amenities for the entire community to use and enjoy. I want to make sure the wishes and concerns of our summer residents are heard as they pay about two-thirds of our budget.

Thank you in advance for your support. Please feel free to contact me anytime. 410-935-7072 or

Rwkelly21228@yahoo.com

Monica Hafner – 37057 Canvasback Rd

I'm Monica Hafner and I have been nominated for the Board of Directors for Swann Keys which I have gratefully accepted. I hope to help the community through my experience in bookkeeping and Quick Books accounting software by owning my own contracting business. My husband and I also manage the maintenance of rental properties throughout the area and have done so for several years. I currently work with several large communities' volunteer boards in the area as a vendor. This experience includes prioritizing projects, budgeting, and meeting deadlines. My family and I have been a part of Swann Keys for a few decades and have watched it evolve from a mobile home community to being residentially zoned, and I realize the impact this has had both socially and physically. I feel I can use my experience working with larger communities to help Swann Keys with fiscal responsibility and planning.

Patrick (Pat) Frampton – 37019 Mallard Drive

My name is Patrick (Pat) Frampton and I feel honored to once again be nominated for a position on the Swann Keys Board of Directors. I have been working as a member of the Board for the past year with focus on recreational activities. Prior to my board service I was a member of the Long Range Planning Committee for six months. I have been active in the majority of events sponsored by both the Sports Club and Ladies Auxiliary.

While the past year has been rather tumultuous, I feel that I remained calm and listened carefully to all positions. Ultimately, despite any personal feelings, I voted for motions that represented the best interest of Swann Keys.

I have owned my property on Mallard Drive for the past 6 years and became a full time resident in June of 2020. My wife and I bought the property with retirement in mind and can unequivocally state that we made a good decision in choosing Swann Keys.

I spent twenty-five (25) years working in the defense contract industry and an additional seventeen (17) years in the armored car (Dunbar/Brinks) industry. With these companies I relied on my strong financial background to advise executive management on requests for proposals (RFP), budget, operational, strategic and sales opportunities. I ended my career in an executive sales position working with numerous regional and national banks.

I have two married children and three grandchildren who visit often taking advantage of beach, pool and boating days of relaxation.

I commit to work diligently for an impressive community, listening to residents and incorporating our mutual desires of making Swann Keys better for current and future residents.

Stan Merson – 37006 Blue Teal Rd.

I have been coming to SK since 1987 when my parents bought our place. After they passed away my wife and I rebuilt in 2006. We are still mostly weekend warriors but have started to spend more time in SK. I have played cards a few times with the Monday and Thursday night group. I spent nearly 30 years in banking mostly on the lending side and in management, then 14 years as a CFO of a major excavating contractor. In the last several years I have done some managerial and financial consulting work in and around Laurel, Md. where we reside. At age 65 I am now mostly retired though I continue to do some consulting work while also coaching varsity baseball at a local high school. I believe my business and life experience, both “big picture” and “nuts and bolts”, can be of value to the Board and the community as a whole. Most of all, I have no personal agenda other than to get involved. As a Board Member I would follow the law, rely upon my vast experience and utilize some good old fashion common sense in approaching any issue or challenge, all while fostering teamwork and superior communication.

Sue Tucker – 37017 Pintail Drive

My husband and I purchased our home here on Pintail Drive in February 2012. At the time we lived in Maryland but realized quickly that we wanted to live here full time. I was a Database Administrator for a hospital in MD working in the Foundation using a software for non-profits to process gifts for donations and events sponsorships. I was fortunate to be hired at Beebe Healthcare in July 2015 working for their Foundation (Beebe Medical Foundation in Lewes, DE) doing the same work. Our last campaign help fund the new South Coastal Campus right here in Millville!!

Brad and I moved here full time! We enjoy living in this community. We have our boat; beaches close by and the taxes are better here in DE. We love the beach life.

I have some frustration over the ramp issues and the community not able to be a part of the decision to take our neighbors to court. I believe in transparency and working together for the greater good of ALL of us here in Swann Keys. I think there has been some bullying without regard for a diplomatic resolution. It is a shame it came to this and our money could have been used for other needed projects.

I think our board has done some good work, but I would like to see our community work together with one voice TOGETHER, not just ONE voice independently. Thank you for your consideration.

Tom Nocella – 36998 Canvasback Road

Hello, my name is Tom Nocella. I have owned my home in SK's since 2001 and a Resident since 2010. I am running for my second Term for the Swann Keys Civic Association's Board of Directors. I am a Retired Federal Government Employee, retiring after 31 years of service. I wore many Hats with the Government, serving as a Construction Cost Estimator, working directly with Architects, Engineers, and outside Contractors. I also served as a Building Manager, managing a Federal Court House and U.S. Post Office. Another tour, I served as a Project Manager where I was responsible for a DOD renovation Project of over \$6M dollars. I am proficient in the use of RS Means Cost Data attending many Classes, in particular, Repair and Remodeling, Electrical, and Mechanical Cost Data. I was responsible for assuring the Federal Government that all Contractors Proposals were Fair and Reasonable and in the Best interest of the Federal Government. This experience served me well in my first year on the BOD's in reviewing our Engineering Reserve Study Report. I used that knowledge to serve on the Long-Range Planning Committee and I believe I have ways to improve that report. I also prepared a Scope of Work to Paint the Exterior of the Community Center and Club House. I was assigned to be the PM for the Painting Project which will begin shortly.

I would sincerely appreciate your vote and continued support to the SK's BOD's. I will continue to try and find ways to Reduce Cost, Save Energy, and or hold Fundraising Events, to help keep our Association Fees affordable while still keeping SK's The Best Place to Live at the Beach.
