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ABOUT ME: Husband, Father, Stepfather, Son, Son-in Law, Grandfather, Cousin, friend to many, Retired firefighter, Musician, Part-time Bartender at Cherry Hill, NJ American Legion, Auxiliary member of multiple Veteran clubs and Cape Coral Cop Shop, and Van Loon Commons owner since pre-construction

Why am I running for the 3<sup>rd</sup> time: It is said often that Power tends to corrupt and absolute power corrupts absolutely and we have serious smoke in the wigwam!

Van Loon has gone through many changes in the 10 plus years we have owned our condo. There are some who wish to buy a condo to become part of a new “family” of sorts and some who want a place to come and go from, maintenance free, and just to enjoy the Florida weather and consider their dues the price to pay. We have made many good friends over the years here and been sad to see some go, especially in the past year. Whichever intention you have when you buy in to a condo community, I believe you deserve the respect from the Board members whose primary responsibility is not as a social function but Fiduciary. They are established to be a business organization and social groups will form themselves naturally, as always.

When a Board becomes a social club first and a business organization second, you can often find Board Bullies who lose sight of dollars and Sense (not misspelled) such as at Van Loon at present.

A recent example: As a 35 year firefighter, I saw more than my share of clothing dryer fires. I suggested to the Board in early 2014 that dryers had never been cleaned since our purchasing here. The Board finally put it to vote August 30<sup>th</sup>. My Father and dearest mentor and friend (and Chief before me) had a fall August 20<sup>th</sup> of this year, which hospitalized him until his passing on September 18<sup>th</sup>, the date we were scheduled to fly to Van Loon and have our dryer cleaned, with us present. We received an email September 30<sup>th</sup> that Lint Out would be coming October 13<sup>th</sup> to clean our dryer and replied with a request for a 2 week extension due to unforeseen circumstances. (remember- no one was using our dryer). The response was a denial and that we wouldn't receive the discount. We replied that the discount was not a concern and our condo was closed up and we'd have it done at the end of the month.

We then checked the county registration for amendments filed, on 10/03/16 to see if the Amendment was valid. (Amendments are not valid until filed – vote is not sufficient) It was not registered therefore, not valid. The attorney then registered it on 10/04/16. We then responded that we had not been properly notified AFTER a VALID amendment was in place, since the only notice was the 09/30/16 email. Next, we received an email and a postal letter from Van Loon's \$375 per hour law firm, explaining why they were coming in to our condo on October 13<sup>th</sup> and treating us “like everyone else”. Cost for the letter? Over \$1000 of Legal Fees charged to Van Loon to tell the Huttons we are going in your place.

Were we treated like everyone else? No. At least 7 units were not done as of the end of October though using a locksmith had been threatened if a key was not on file or access provided. Forcing our cleaning was unnecessary as it was not emergent and we were correct on the notification being prior to having the right to do so. While the statutes allows for condos to have “unfettered access”, they do not expect Boards to be unreasonable or overbearing and it doesn't mean for any reason. Sadly, no Board should need to waste our funds to send multiple letters to say, we are going to clean your dryer vent that we said we are going to have cleaned in 2 weeks. So when you are told that someone is costing Van Loon legal fees, maybe you should ask those people direct and get the straight story. We need new attorneys and a change on the Board. No more Board Bullies and no more wasted legal fees.

As a Board member, I can do better and so can Doyle Haglund.

Education:	Camden County College, Blackwood NJ	
Employment:	Pennsauken Fire Department Pennsauken, NJ	
	Department Chief, Emergency Management Coordinator for Camden County	35 Years

