

## **CANDIDATE PROFILES FOR CW BOARD ELECTION OCTOBER 29**

**David Gelfand**  
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I have been a Canal Walk resident for over nine years. I work as a representative for a multi-national corporation manufacturing architectural hardware and doors. In this capacity I advise architects, contractors and facility managers about products and installation. I also troubleshoot installation and product issues company-wide whenever there is a technical problem that cannot be solved by customer service.

While raising my family in Edison, I was very active in school related projects. Some of these included being an active member of fundraising for students with disabilities.

### **PARTICIPATION AT CANAL WALK**

- President of the Men's Club 2015-2019
- Treasurer of the Men's Club 2012-2015
- Block Captains Committee 2012-Present
- Covenants Committee 2017-Present
- Election Procedural Change Committee-2014
- Advisory Committee 2020-Present

### **ACCOMPLISHMENTS AT CANAL WALK**

- As President of the Men's Club, membership grew to over 215 members and the participation in the Club's activities to over 60%. Our Club brought in speakers who made public service presentations that were available to the entire community.
- Under my leadership, the Men's Club made expanded annual donations to the Franklin Food Bank, the local Fire Departments and First Aid Squads. We also made donations to the hurricane victims in Puerto Rico and Houston.
- During my tenure, the Men's Club was the first Club to donate benches to the new Canal Walk Park for the Community to use.

### **REASONS FOR WANTING TO SERVE ON THE BOARD**

Being an active member of the Canal Walk community has been an important part of my life. It not only adds richness and a sense of fulfillment, but serving others is something at which I excel, with compromise, negotiation and excellent leadership skills. Canal Walk is in a crucial transitionary period where my experiences and expertise with business, construction, architects, and community resources will be a tremendous asset. I have broad knowledge of the fiscal transactions that the Board will be dealing with during transition, contract negotiations with

vendors, and the maintenance of the infrastructure and property values of Canal Walk now and in the future. I will always balance this with what I think is best for our community.

**PLATFORM AGENDA ITEMS**

- Create an “Ask the Board” column in the newsletter and C.W. website that will be responded to monthly. This will provide availability and transparency to the Board and homeowners as partners.
- Reorganize the Block Captains’ Committee to include quarterly “neighborhood group meetings” to reach out and empower the homeowner; the Captains will report the comments to the Board following each meeting.
- Annual presentations to the homeowners explaining how the budget is calculated and what each line-item encompasses.
- Utilization of technology in these unprecedented times to keep the residents informed of Canal Walk’s policy changes, provide entertainment through shows and events orchestrated by the Activities Director and for exchange of ideas.

It has been a tremendous pleasure living here and I look forward to serving you in this new capacity. Please vote!!

*David Gelfand*

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**ALICE KRIHAK**  
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Hi! My name is Alice Krihak and I want to be one of your Canal Walk HOA Board representatives. I have lived in Canal Walk since 2006 with my husband Bill, and I have loved watching our community grow

I am a retired school superintendent with over 20 years of administrative and leadership experience. During my career, I chaired committees, developed many new educational programs, expanded access to technology and created yearly and long-term budgets. As superintendent, my fiscal management, grant writing and community outreach efforts led to a substantial increase in the district’s surplus funds.

I received a BS in Education from Rutgers University and an MA in Educational Administration from Kean University.

I am now fully retired, and I am a firm believer in giving back to the community. I am currently a Block Captain, and over the years I have participated in many activities and clubs. I currently give canasta lessons to Canal Walk residents throughout the year. Outside of Canal Walk, I am active in the Duke Farms Community Gardens Food Bank Donation program. As a member of Community Associations Institute (CAI), I have been attending workshops on topics such as COVID-19, Legislative Action webinar (state and federal issues) and intensive Board Leadership Training.

Canal Walk is an active community, and I have always been impressed with residents' willingness to donate their time and help others. I believe we can be even better, and here are some of the things I want to do to make Canal Walk a better place to live.

- **More frequent and open Board meetings** – Board meetings should be held on a regular basis and be open to the public. Residents should be allowed to ask questions at meetings, and agendas should be provided prior to the meetings. Minutes should be posted on our website. This would allow for more transparency and would be an improvement to the current process.
- **Fiscal openness** – Canal Walk residents should understand where their money is being spent. The budget should be easy to understand and shared. It should reflect current and previous month, as well as year over year comparisons. Expenditures should not be made until they have been shared and discussed at Board meetings.
- **Committees/Opportunities** – We have not utilized long- or short-term committees to the extent that we should in a community our size. Our residents have a wealth of knowledge we could use. One long term committee should be a Finance Committee comprised of accountants, business owners and other interested residents. A short term and very important committee, should be a COVID-19 committee to keep the community apprised of the latest research and to formulate a reopening plan. This committee should be comprised of health experts, research scientists, insurance representatives and attorneys.

I am excited to run for the Board and I look forward to serving our Canal Walk community and taking us to an even better future.

*Alice Krihak*

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**James A. Lyttle**  
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**Background/Experience:** I am a Chemical Engineer trained and specialized in finance, marketing and management. I was an officer in the US Army. Over the years, I have held positions of authority in Marketing and Financial Planning including vendor selection and contract negotiations. In 2007, I moved to Canal Walk with my wife, Marie. For several years, I was a "Court Appointed Special Advocate" for children in the state foster care program. I have been on the CWHO Board for ten years.

Marie and I are eager volunteers and we are members of seven clubs including: Men's, Women's, Irish-American, Italian-American, Indo-American, Veterans, and Young at Heart. I was President of the Men's Club and on the Covenants Committee.

**Accomplishments as Treasurer/President of Board:** In 2012, as treasurer, I improved financial procedures, incorporated a five-year plan and additions to Canal Walk were accelerated. Examples are summarized below.

**Financial:** Our goal is responsible fiscal management while improving Canal Walk’s quality of life. As President and chief negotiator, in 2012,our team was able to have the township take over our street lighting costs, saving \$55,000 annually and over \$450,000 since then.

I also negotiated a favorable derived benefit and other concessions from the builder and have received over \$1,130,000 through 2019. In addition, I negotiated a settlement with the builder for an additional \$1,950,000 in 2015. Furthermore, we sued Franklin and were reimbursed an additional \$150,000 for street lighting/snow removal for prior years. Based on this success we have shared these savings with owners. We provided three maintenance free months, we held the maintenance fees at 2012 levels, we avoided any snow assessments and improved traffic safety. And finally, we added many facilities such as the parks, additional parking, pickle ball courts, and a second Jitney, all while furnishing the Freedom Clubhouse. In addition, we had to re-clad the main clubhouse at a cost of over \$500,000. We also introduced an annual (200 person) volunteer luncheon in 2014

**Moving Forward:** The next two years are very important as we prepare for the builder to finish his work here. The goals are: complete the front entrance (Done), monitor the new sections of Canal Walk now under construction, complete transition for the Bryant Court area, complete the Budget for 2021, and re-examine the generator question, all with an eye on our five-year financial plan.

Canal Walk runs on the volunteer efforts of over 200 residents. We work with our many committees and clubs.We receive input and work with all of our club officers, activity leadership and volunteers. We have approved more than15 new committees, activities and clubs, all with exceptional leaders who we work with regularly.

These improvements to Canal Walk were accomplished with the help of our exceptional management team who never let us down. They work with, and are friends with our many volunteers.

I believe that I have accomplished much during my tenure on the Board and that my background, my relationships with our partners, my fellow Board Members, the builder combined with the resulting financial successes mentioned above benefit us all.

I thank everyone for the confidence you have placed in me.

I ask for your vote. Thank You.

*Jim Lyttle*

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**CAROLYN MAGLIETTA**  
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My name is Carolyn Maglietta and I am a candidate for the Canal Walk HOA Board. My husband Jeff and I moved from New Providence to Canal Walk six years ago and we absolutely love it here.

Before retiring in 2017, I spent over 20 years in the corporate world, primarily with AT&T and Aventis Pharmaceuticals in various roles ranging from Project Lead to Human Resources District Manager. I supported workforce planning, modeling and forecasting initiatives and various project teams tasked with everything from setting up new auditing processes to supporting global reorganizations. I learned the importance of transparent communication and frequent, consistent meetings to enhance teamwork. I have a Bachelors of Arts in Communication and Business from Kean University.

During my career, which required both national and international travel, I raised our three daughters and served on multiple PTA and athletic committees.

At Canal Walk I am Freedom Lane Block Captain, learning Mahjong and Canasta and am a member of

- The Women's Club
- The Shutterbugs
- Italian-American Club
- Canal Walk Book Club
- CW Forum administrator (a Google group)

As one of two initiators for the By-Laws change to anonymous voting through a petition to the Board, I am interested to see this new process utilized during the 2020 HOA election.

I am also a member of CAI-NJ (Community Associations Institute) a group dedicated to enhancing the quality of community association living. This group keeps me abreast of the current news, laws and issues affecting community associations in the State of New Jersey. Some webinars I've attended include Board Leadership Development, NJ Radburn Amendments, and Legislative updates on COVID and insurance immunity.

#### MY PLATFORM:

**Board meetings** - More frequent, consistent Board meetings open to all residents. Meetings are the primary communication tool residents have to hear the issues and plans in front of the community and understand why and how the Board proceeds as it does. Listening to resident comments and providing open two- way communication enables a strong Board/Resident relationship

**Committees** - Increase Standing and Ad Hoc committees such as adding Health and Safety committee advising on COVID and emergency processes/education, By Laws committee to review our documents and align them with the Department of Community Affairs Regulations and NJ state laws.

**Budget/Finance** - Provide advanced detail for residents to understand how the budget is structured and the long- term projects that are being considered

**Communication** - A multifaceted approach to communication as opportunities exist to leverage media.

I am passionate about Canal Walk and the people who live here. We enjoy a great quality of life in this community which I intend to maintain and enhance. I know with my organizational, communication and media skills, I can make a significant contribution as we embrace the future. I will take the fiduciary duty to protect the assets of the association seriously, while keeping the channels of communication open.

I ask for your vote during the 2020 HOA Board elections.

*Carolyn Maglietta*

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