Steve Ludmerer

Over the past six years I have served the District as Treasurer and Vice Chair. My background includes strategic and leadership roles in large and small companies, establishing and nurturing teams and resources to achieve strategic goals. I have served on Committees of UPCAI, as well as on my Neighborhood Committee, to bring an understanding of the needs of both the Community and the Club to my role as a Supervisor.

During my tenure, I have worked hard to listen, engage, understand member and resident issues, and been open in sharing my viewpoints. I have made a point of attending GM Coffees and Advisory Group meetings to stay current on the key issues faced by members with varied interests.

Working with my colleagues on the Board, our accomplishments have been significant:

- UPCC has enhanced its status as one of the premier clubs in Sarasota-Manatee. The Club has grown in membership, revenue, and the quality, scope, and breadth of amenities, while maintaining modest and competitive dues.
- We evaluated the current and future needs of the Club, sought and iterated member input, established a Capital Improvement Plan, and secured a 62% favorable vote to finance the improvements.
- Benchmarks of our Club with counterparts in our region, and member surveys show we've done a commendable job in our Supervision.

Personally, I've dedicated innumerable hours on operational and governance issues that often don't come to light. Some of those behind-the-scenes issues included: identifying an Owner's Representative to support our capital and construction programs; the reintroduction of Kimley-Horn to refine our CIP/Master Plan; coordination with UPCAI of changes in the CCRs; the first significant revision of Club Rules and Regulations since the change in ownership; development and oversight of our Charter changes; working with our Controller to refine forecasts and reserve needs and, working with our advisors to secure low cost bond and bridge loan financing.

If reelected, my priorities for the next few years include:

- Securing member input and perspective to assure each element of our capital improvement program meets expectations and is within budget parameters.
- Revisiting our membership classifications to determine if they continue to best serve our needs.
- Determining the degree of fiduciary conservatism we want to employ in building our capital reserves.
- To maintain and enhance our members' experience and support the long-term vitality of our community.
- Implementing initiatives to better cooperate with UPCAI (our HOA) and to better communicate our respective roles, responsibilities and accountability.

To address strategic membership and capital issues, I believe the Board should take action to form one or more Standing Committees with open meetings under Sunshine Laws. This approach would maximize transparency and participation.

I will continue bring my experience, energy, and continuity to your Board. I want your vote and encourage you to contact me to discuss any questions or concerns.