

Scott Huebner

Current Status: Retired, year-round resident and committed to serving the full term.

Career: 35 years self-employed. As President of Target Sales Management, Inc., we sold food products to non-food stores. We were experts at satisfying both the manufacturers and customers' needs.

Education: Graduated, University of South Florida in 1980, Marketing.

Interests: I've played golf for 55 years. Before UPCC, I belonged to 2 Country Clubs (one twice). Also, when time was limited due to work and family, I played public golf. So, I appreciate the value of both private and public play. I've served on golf committees and as tournament chairman. I participated in capital improvements, including a new club house.

UPCC: My wife and I are Full Golf members. We love it here! We have 2 children. We purchased our home in Hampton Green, December of 2021. We are active in the community. We appreciate both the amenities and diverse number of clubs the RD offers homeowners.

Additionally, my father, John Huebner and his wife Marilyn have lived in Eaton Place for over 29 years. Their love for UPCC was critical to our decision to retire here. We appreciate and respect the journey of our founders. When asked about the capital improvement plan, Dad told me; "it's too rich!"

Goal: To protect and increase revenue streams, property value and membership experience, with homeowners' approval.

We believe:

- The RD adds value to our home and decisions should protect and improve home value.
- Golf is the key revenue stream that funds the RD. Therefore, improving the golf experience and operations will both protect and increase revenue for all RD services.
- A steering committee consisting of homeowners, board members and management should be assembled to develop a Long-Range plan which includes capital investment plans and funding plans.
- A financial team should be assembled to assist in budgeting.
- Alternative building/operational plans should be explored with input from members and professionals.
- Homeowners should be allowed to review and vote on alternative plans and financing plans.
- We should consult outside professionals to help make informed, responsible decisions.
- Our semi-private golf model is good for the fiscal stability of the RD.
- Self-management is fiscally advantageous and in the best interest of member service.

