

FELIX KIZHNER



Dear Owners,

From day one, when I joined the board, I successfully negotiated our most profitable laundry contract in the history of Winston Towers 100 with a signup bonus for the association of over \$100,000. I have championed projects like our gym, additional parking in front, and cashless valet, amongst many others.

The building collapse in Surfside has created challenges never seen before by the industry. As a board, We were able to face the challenges, addressing the most crucial issues for our building at the most difficult times.

As a licensed CAM (Community Association Manager licensee in the state of Florida), I am well equipped with the knowledge and possess the management skills necessary to advise and consult the board on various issues, according to Statute 718. As a self-managed board versus outsourcing to a management company, it takes much more time and dedication to ensure things get done. As a secretary of the board, I am involved daily in conflict resolution and financial statements.

As an owner and an investor, my fiduciary duty lay with both investors and residents. As we move forward, I have emphasized the need to make our building attractive while ensuring safety and financial well-being.

My experience as an executive for companies like Merck, Bristol Myers Squibb Pharmaceuticals, and Yukos (Oil and Gas) allowed me to have a corporate approach to management on the highest level. However, being involved in running a building is a lot more than just management. As some projects are getting completed and the biggest ones are ongoing, this is a crucial time for our association. In order to have continuity and avoid the fate of other Winston Towers buildings, with constant board changes that led to tremendous project delays for years, We must have stability and accountability. That is why I am running for the position again, bringing knowledge, experience, and commitment to completing the projects in Winston Towers 100.