

## 2026 Board of Directors Application Personal Data/Nominating Petition Form

Please complete this application and return it to the CAI office by mail or email.

**Note – Applications will be posted on the website for review.**

CAI West Florida, 551 N Cattlemen Road, Suite 102, Sarasota, FL 34232

email – [scott@caiwestflorida.org](mailto:scott@caiwestflorida.org)

*Submit petition no later than Friday, August 29, 2025 with the option to submit a video introduction of yourself we will present to the members of the Chapter. The election is Wednesday, October 1, 2025.*

Name JEANNETTE GRAHAM

Organization CASTLE - BELMARE CONDOMINIUM ASSOCIATION

Full Address 1221 CARMELLA LANE

Phone (W) 941-729-5891 (H) 941-704-6094 (F) \_\_\_\_\_

E-mail JEANNETTECGRAHAM@yahoo.com Website \_\_\_\_\_

Please check your appropriate area of specialization:

☐ Homeowner

☒ Community Manager

☐ Mortgage Lender/Banker

☐ Attorney

☐ CPA/Accountant

☐ Educator

☐ Insurance/Risk Manager

☐ Engineer/Reserve Specialist

☐ Public Official

☐ Associate/Service-Supply

☐ Builder/Developer

☐ Other

**Please answer the following questions (in 75 words or fewer per question) on a separate page and return it to the CAI office team with your application.**

1. What are your goals as a Chapter member?
2. In your view, what are the biggest challenges facing the West Florida Chapter Community Associations Institute and the community association industry, and how do you believe the Chapter should address them?
3. What unique skills and abilities do you possess that could contribute to the growth and advancement of the Chapter?
4. Due to the bond the chapter is required to carry, we must ask if you have ever been convicted of a crime.

**Please compose a biographical statement on a separate page (150 words or fewer) that includes at least the following and return it to the CAI office with your application.**

- A. Educational Background
- B. Career History
- C. Involvement in other Professional Activities (including membership in other organizations)
- D. Involvement in CAI - both National and Chapter Level Activities
- E. Other Leadership Activities (such as Community Service)
- F. Professional Awards/Recognition Received

**Members of the Chapter Nomination Committee will review applications and submit qualified nominations to the Chapter Board of Directors.**

**I would like to be considered for nomination:**

Jeannette Graham  
(Applicant Signature)

8/8/2025  
Date

For Chapter use only. Qualification requirements reviewed and approved:

**I am a CAI member and I support the 2026 Applicant:**

Cindi Bass-Bell  
(Signature / Print) Cindi Bass-Bell

\_\_\_\_\_  
(Signature / Print)

\_\_\_\_\_  
(Signature / Print)

I would like to be considered for nomination:

Jeannette Graham  
(Applicant Signature)

8/8/2025  
Date

For Chapter use only. Qualification requirements reviewed and approved:

I am a CAI member and I support the 2026 Applicant:

Miranda Barfield / Miranda Barfield  
(Signature / Print)

\_\_\_\_\_  
(Signature / Print)

\_\_\_\_\_  
(Signature / Print)



James H. Johnson  
(Signature)

8/8/2025  
Date

David Caldwell  
(Signature / Print)

\_\_\_\_\_  
(Signature / Print)

\_\_\_\_\_  
(Signature / Print)

The Chapter has met. (Qualifications requirements met listed and approved:  
\_\_\_\_\_



## **CAI West Florida Board of Directors Nominee Agreement**

As a nominee for the Board of Directors for Community Associations Institute, West Florida Chapter (CAI West Florida), a Florida not-for-profit corporation, I JEANNETTE GRAHAM (print name) hereby understand and agree to abide by the Florida not-for-profit corporation statutes, and in particular, I agree as follows:

**I agree that as a director of CAI West Florida, I shall discharge my duties:**

- with undivided loyalty to CAI West Florida, without conflicts of interest or self-dealing;
- in good faith;
- with the care an ordinarily prudent person in a like position would exercise under similar circumstances; and
- in a manner that I reasonably believe to be in the best interests of the corporation.

**I further specifically agree that as a director of CAI West Florida, I shall comply with the corporate duty of loyalty, as follows:**

- I must put the interests of CAI West Florida before my personal and professional interests or the interests of another person or entity, when acting on behalf of the organization. The organization's needs come first.

**I understand that if I am elected to the Board of Directors and I fail to abide by this agreement, I may be removed from the Board or asked to resign.**

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Jeannette Graham  
8/8/2025

August 14, 2025

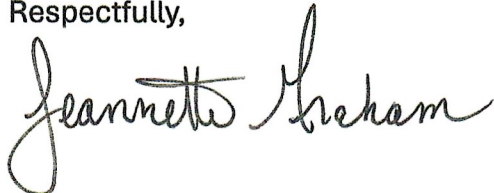
As a CAI chapter member, my desire is to increase membership to our local chapter, mentor new LCAM's, and increase Board member membership. I believe CAI can help educate and elevate those involved in our industry.

I believe that the biggest challenge that faces our chapter is awareness. Most Board members and managers that I speak to, do not even know that CAI exists. If they don't know we are out there, how can we help educate them? I think Associations, Board members and managers biggest challenge at this time are finances and lack of trust. While the legislature stepped in to force Associations to step up to the plate, fund reserves and get structural evaluations complete to prevent another Surfside tragedy, the implementation is a rough road. Now, it appears to me, that the legislature is back-tracking the hard progress run, by allowing Associations to take out loans to fund what should have been funded all along. This is just a round about way of allowing the senior population to continue to kick the can down the road and make the younger purchasers pay what the seniors should have been paying all along. I believe our chapter needs to educate these Boards to the reality of allowing this "can kicking" to occur. We need to start being realistic about funding these communities and the TRUE cost of living in them.

I have been a local property manager for nearly twenty years and believe that my experience, business connections and personality can help grow our branch. I am a hard worker with high energy levels and organizational skills.

While I love jewelry and wear it daily, I am pleased to state that I have never worn a set of locking steel bracelets.

Respectfully,

A handwritten signature in cursive script that reads "Jeannette Graham". The signature is fluid and elegant, with a large initial 'J' and a long, sweeping underline.

Jeannette Graham

LCAM, Notary



**Jeannette Graham Introduction:**

I have a degree in Business Administration and Management.

I started in property management in 2007 as an administrative assistant, earning my LCAM in 2008. I have worked for large national management companies such as Associa, Atlantic Pacific and Castle, as well as managing self-managed properties.

I participate in CAN, CAI, Lunch & Learns and multiple other industry networking and education events. I regularly contribute to the CAI National forum and have even taught a CAI Board Certification Course. I donate my time and money to various charities such as Suncoast Water Keepers, Manatee RNC and the Manatee Count Food Bank.

I have been interviewed for multiple industry magazines such as FCAJ and Common Ground.

I have received the Manager of Excellence, Comback Kid, Civic Volunteerism & Advocacy, and Condominium of the Year awards from Florida Communities of Excellence.

Jeannette Graham, LCAM, Notary