

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

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 Scott Smith
Organization Tregate East Condominium Association, Inc.
Full Address 3983 MacEachen Blvd Unit 410, Sarasota, FL 34233
Phone (W) 512.797.7512 (H) 941.415.3795 (F) _____
E-mail tregateeast410@gmail.com Website _____

Please check your appropriate area of specialization:

<input checked="" type="checkbox"/> Homeowner	<input type="checkbox"/> Community Manager	<input type="checkbox"/> Mortgage Lender/Banker
<input type="checkbox"/> Attorney	<input type="checkbox"/> CPA/Accountant	<input type="checkbox"/> Educator
<input type="checkbox"/> Insurance/Risk Manager	<input type="checkbox"/> Engineer/Reserve Specialist	<input type="checkbox"/> Public Official
<input type="checkbox"/> Associate/Service-Supply	<input type="checkbox"/> Builder/Developer	<input type="checkbox"/> 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:

Scott P. Lutz
(Applicant Signature)

August 25, 2025
Date

For Chapter use only. Qualification requirements reviewed and approved:

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

Thomas W. Kochis
(Signature / Print) Thomas W. Kochis
Atlas Insurance

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

Maria Aguilar Maria Aguilar
(Signature / Print) Cadence Bank

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

Howard Stanton
(Signature / Print) Aqua Plumbing

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

Michael Meinhardt Michael Meinhardt
(Signature / Print) Sharon Williams, Paint

Scott Smith

Candidate for Homeowner Leader

2026 Board of Directors Application – West Chapter of Community Associations Institute

President of Board of Directors, Tregate East Condominium Association, INC
3983 MacEachen BLVD, Unit 410, Sarasota, Florida 34233
Work/Mobile (512) 797-7512 Email: tregateeast410@gmail.com

1) What are your goals as a Chapter Member? My goals as a Chapter Member are to:

1. Increase awareness of CAI and its benefits to Condo and HOA communities in the West Florida area
2. Increase membership of CAI within Condo, HOA, and vendor-partner
3. Continue providing educational opportunities for membership, focusing on topics like conflict resolution and new state laws
4. Continuing to educate the public on the benefits of living in a Condo or HOA
5. Work with legislative representatives on the impact of laws on property owners in Condos and HOAs

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?

1. Conflict Resolution and Homeowner Engagement

Training and Education: Conflict resolution workshops for board members and homeowners can prevent issues by focusing on communication, negotiation, and listening skills.

Enhanced Engagement: Improved engagement tools may increase satisfaction and lower resistance to board decisions.

2. Technology and Cybersecurity Risks

Technology and Cybersecurity Education: Training boards about cybersecurity risks and best practices help safeguard HOA/Condo financial and personal data.

3. What unique skills and abilities do you possess that could contribute to the growth and advancement of the Chapter?

For over 30 years, I have served on seven Condo and HOA boards in five states: Florida, Texas, Missouri, Tennessee, and Kansas. This experience has equipped me with a solid grasp of community association issues in varied environments.

My leadership and team-building skills are grounded in decades of working with diverse groups. I consistently build inclusive teams that collaborate to achieve common objectives.

4). Due to the bond the chapter is required to carry, we must if you have ever been convicted of a crime.

No, I have not.

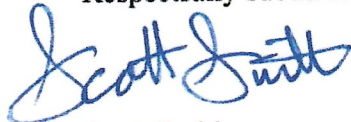
Biographical Statement:

I grew up in Kansas and obtained my education in Agricultural Economics from Kansas State University. My connection to Florida runs deep — my family has lived and owned property here since 1947 — and in May 2021, my wife Katie and I made Sarasota our permanent home after relocating from Austin, Texas.

With over 30 years of service on seven Condo and HOA boards across five states, I bring a seasoned understanding of community association governance. Professionally, I work as an Advisor and Senior Management Consultant in the Utility Industry, with experience in strategic planning, project management, and technology integration. My clients have included major utilities such as Con Edison in New York City and California Water Service in San Jose, California.

Since settling in Sarasota, I've become an active member of the West Florida CAI Chapter and attended the CAI National Conference in Orlando. I am deeply committed to the Chapter's mission and growth, and I look forward to continuing to support and contribute to our community through service, education, and leadership.

Respectfully submitted,



Scott Smith

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 Scott Smith (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: _____

Scott Smith

Date: _____

August 26, 2025



Scott Smith Introduction:

I grew up in Kansas and obtained my education in Agricultural Economics from Kansas State University. My connection to Florida runs deep – my family has lived and owned property here since 1947 – and in May 2021, my wife Katie and I made Sarasota our permanent home after relocating from Austin, Texas.

With over 30 years of service on seven Condo and HOA boards across five states, I bring a seasoned understanding of community association governance. Professionally, I work as an Advisor and Senior Management Consultant in the Utility Industry, with experience in strategic planning, project management, and technology integration. My clients have included major utilities such as Con Edison in New York City and California Water Service in San Jose, California.

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Thank you,

Scott Smith