

YOUR TRANSITION TEAM

Bridgewater at Viera

2023

The Transition Team was constituted by Elliot Lipson, who is our elected resident HOA BOD member. The purpose of this team is to assist Elliot in developing information and recommendations for the new BOD to be elected at Transfer of Control. This new BOD will be responsible for full transition of the community from developer to the residents. The team members are individuals who have Board experience in other HOA's and/or in leadership roles. Everyone either offered their experience to Elliot or he sought them out because of their known backgrounds. It is important to note that all Phases, I, II, and III are represented by the members of the Team. As we get into the heart of the Transition, Elliot will be expanding the Transition Team

Elliot Lipson – Resident Director Bridgewater HOA (elected 4/22 as only resident director). Retired as Lieutenant Colonel, US Army, after 20 years mostly managing technical projects and teaching. Started my own business, retired again in 2004, and moved to Florida. Was an officer and Board member in two Georgia HOAs, and Board Member and President of troubled FL HOA. Education, B of Chemical Engineering, MS Industrial Engineering, PhD Business Admin. Coordinating entire transition effort.

Mark Greenberg – Former hospital and health systems CEO. Vietnam veteran. Served as President of two Florida HOA's, 1143 and 1087 homes respectively. Led one community thru transition to self governance. Mark's Team role is focused on HOA finances.

Jeff Toussaint – Civil/Structural Engineer including 24 years in the USAF. Served on HOA Boards for more than 30 years including 7 years as President and 12 as Treasurer. Most recent Board Presidency (less than 2 years ago) included leading the transition from a **Lennar**-controlled board to an owner-controlled board. Serves on the Bridgewater Transition Team as Facilities (HOA and Amenities) Lead.

Susan Speece – Scientist and former College President in a large University System. Susan has served as President of a 1327 home 55+ community BOD and assisted with the transition from Developer to

Resident BOD. Susan's Team role is to lead the facilitation of Communication with and Education of the community.

Diane Rocker – Former senior officer and financial budget analyst with MBNA Bank. Former business owner. Served as Treasurer for HOA in Delaware. Role with transition team to focus as Co-Chair of the Social committee on social and amenity aspect.

Laurie Stein – active Florida CPA since 1986. She was the owner of a mediation company, and was involved with the Brevard County Circuit Court. Laurie's Team role as Co-Chair of the Social Committee is focused on social and amenity aspect.

Gary Belconis – Retired US Air Force environmental and industrial engineer, specializing in facilities maintenance, new projects, safety and environmental compliance. President and multiple year board member of an HOA in Georgia. Gary's Team role is as Lead of Maintenance, Infrastructure and Beautification.

Sue Crincoli – Graduated with honors from the Institute of Paralegal Studies. Sue has spent 46 years in the legal industry with primary focus in civil trial litigation, and is a Florida Notary Public. Sue's Team role is working with resident volunteers to meet the operational needs of each board committee.

Mike McCusker – 35 plus years experience in Contracts/subcontracts. Six plus years HOA director (Melbourne, Melbourne Beach FL), three years Chairmen of HOA Statutory committee dealing with legal issues as well as Florida Statutes.

Phil Gaudy – Retired EVP of National Building Services Contractor. Former President of small Florida HOA. Grew up in Indian Harbor Beach. Assisting Team with identifying quality candidates for necessary inspections/due diligence during transition.

Valerie Thompson – 36 years in the NJ educational system as teacher and Curriculum Supervisor. Served on two HOA Boards. Valerie currently serves on the Architectural Review Committee and her role in the Team is to assist with the transition.

In addition to the current members, Anthony Teti assisted in keeping the Team up-to-date on landscaping and particularly irrigation issues. We appreciate his efforts.

Susan Speece
Transition Team Communications Chair