

Jim Wade

2745 Ruth Lane, Port Neches, TX 77651

PERSONAL STRENGTHS

Strong background in accounting, finance, insurance, real estate, general contracting, and property development. Actively served on several local, state, and national boards and is a respected leader with a proven record of success.

BUSINESS BACKGROUND

1976 TO 1986

Binswanger Glass – successful climb through company accounting ranks as Accounts Payable Manager, General Accounting Manager, Accounting Operations Controller and Controller of the South Texas Region.

1986-2010

Hollywood Hits, Inc DBA Blockbuster-owned and operated a chain of Blockbuster video stores as a franchisee. Successfully sold the franchise back to Blockbuster Corporate in 2010.

2007 – 2017

Southeast Texas Portable Moving and Storage LLC, DBA PODS (Portable On Demand Storage) – Owned, developed and operated a regional location for PODS, Inc as a franchisee in the Southeast Texas area with Storage Center located in Beaumont, TX. Successfully sold the market back to PODS Corporate in 2017.

ORGANIZATIONS & BOARDS

2015-2023 – Board Chairman – Maravilla Homeowners Association

2012-2015 – Board President - HOA Board Pleasure Island Sea Cabins

2006-2012 Board Chairman – Catholic Charities of Southeast Texas

2005-2010 Board Member – National Association of Blockbuster Franchisees

2000-2008-Board Member-Texas Windstorm Association Board of Directors – Executive committee member serving as Treasurer & Vice Chairman

2003-2008-Founding Board Member – Texas F.A.I.R. Plan (Fair Access to Insurance Requirements) – Executive committee member serving as Treasurer & Vice Chairman

EDUCATION-1975 BBA degree in Accounting-University of Memphis

PERSONAL-Married for over 37 years to wife and business partner Donna with one daughter, Kelly Weber who is married with one son and also resides in Port Neches, TX.

MARAVILLA HOA BOARD - PRESIDENT

2015 to present

- Successfully prevailed in 4 lawsuits for Maravilla recovering proceeds in excess of \$8 million
- Completed balcony repair projects on 162 units in all buildings in the complex.
- Repaired critical structural issues on the columns that hold up the buildings and secured bank financing to do so
- Completely replaced the hydraulic lift jack in elevator #1
- Hired current HOA Attorney with specialty in representing HOA's
- Recovered unit 141 & 147 to benefit HOA approximately \$180k
- Enhanced landscaping and brought in-house saving the HOA over \$1,000 per month while significantly improving the result
- Converted pool chemicals to automatic system, Pool Sure and repaired leaks saving the HOA \$82k per year
- Brought Courtesy Officer personnel in-house to reduce costs and have better control
- Completely redesigned and installed new AC platforms on all buildings which prevented further leaking
- Replaced the roof on the entire complex with a 20-year, windstorm compliant roof
- Added additional hatches for easier access to the attic for A/C contractors and others
- Added ladders for more secure access over the parapet wall on the roof for A/C contractors and others
- Initiated the withdrawal of the MOA from timeshares with the goal to return units 121 & 225 to income producing for the HOA therefore making the Maravilla FHA compliant providing more ways for buyers to obtain financing.

I have enjoyed my work on your behalf on this board. I seek your support to continue the progress we have made here together at the Maravilla and ask that you elect me to serve another 1 year term. I strive to keep all of our efforts open and transparent and always seek to enhance our property making maximum use of our HOA funds. I am proud that we have worked diligently to restore the structural integrity of the Maravilla while also enhancing the property values for all owners.

Sincerely,

Jim