

Jim Wade

2745 Ruth Lane
Port Neches, TX 77651

Personal Strengths

Demonstrates a robust foundation in accounting and finance, insurance, property development, real estate, general contracting, and insurance. Extensive experience serving on various local, state, and national boards.

Business Background

1976–1986: Initiated career at Binswanger Glass, progressing through the company's accounting department and ultimately holding the position of Controller for the South Texas Region.

1986–2010: Owner and Operator of Hollywood Hits, Inc DBA Blockbuster, managing a chain of Blockbuster video and game rental stores as a franchisee.

2007–2017: Principal of Southeast Texas Portable Moving and Storage L.L.C. DBA PODS (Portable On Demand Storage), owning and operating a regional franchise location in Southeast Texas, with the Storage Center based in Beaumont, TX.

Owned & Remodeled 20 units within Maravilla complex.

Organizations & Board Memberships

- 2014–Current: Board Chairman – Maravilla Homeowners Association
- 2012–2015: Board Member – Pleasure Island Sea Cabins Homeowners Association
- 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 member; Treasurer & Vice Chairman)
- 2003–2008: Founding Board Member – Texas F.A.I.R. Plan (Fair Access to Insurance Requirements) – Treasurer

Education

BBA in Accounting, University of Memphis

Personal

Married to Donna, wife and business partner, for over 38 years. Resident of Port Neches, TX.

Key Accomplishments During Service on the Maravilla Board

- Successfully resolved four lawsuits for Maravilla, recovering proceeds exceeding \$8 million.
- Oversaw balcony repairs on 164 units throughout the complex.
- Addressed and repaired critical structural issues in building columns, securing necessary bank financing.
- Managed the complete replacement of elevator 1.
- Executed withdrawal of MOA from timeshare arrangements.
- Appointed current HOA attorney specializing in representing HOAs.
- Recovered units 141 & 147 for the HOA, providing approximately \$180K in benefit.
- Improved landscaping operations and brought services in-house, saving over \$1,000 monthly and enhancing results.
- Implemented an automatic pool chemical system and repaired leaks, generating annual savings of \$82K.
- Internalized Courtesy Officer personnel to optimize costs and operational control.
- Redesigned and installed new AC platforms across all buildings, effectively preventing leaks.
- Directed the replacement of the entire complex roof with a 20-year windstorm-compliant solution.
- Added attic access hatches and secure roof ladders for improved contractor safety.
- Secured a \$3M loan for pool renovation and elevator replacement.
- Coordinated replacement of the main power supply for the entire complex.
- Completed pool projects, including resurfacing, updated lighting, landscaping, and enhancements to the west side pools and hot tub.
- Completed east heated pool resurfacing, expansion, installation of splash pad, and addition of a new 12-person hot tub.
- Managed TWIA insurance claims for Hurricane Beryl, overseeing adjustment, appraisal, and ongoing litigation processes.

It has been a privilege to serve on this board and represent your interests. I respectfully seek your support to continue advancing our community's progress at Maravilla. If re-elected, I am committed to seeing current projects through to completion, maintaining transparency in all undertakings, and maximizing the effective use of HOA funds for the enhancement of our property.

Sincerely, Jim Wade