

**The Landings Association, Inc.  
Board of Directors  
2006-2009**

# *Candidate Profiles*

**Thomas Baldacci**

**Pat Brooks**

**Mona Fuchs**

**Stanley Plonchak**

**Bill West**

**Ben Wright**



# Voting Instructions

The purpose of this election is to elect new members to The Landings Association's Board of Directors for the 2006-2009 term. It is being conducted in accordance with Article V of the Bylaws of The Landings Association, Inc.

The Landings Association Nominating Committee has proposed six candidates for three vacancies on the board.

Each Landings lot, including those with two or more owners-of-record, is permitted three votes - one vote for each of three candidates. Lot owners may name and vote for write-in candidates. The names of write-in-candidates should be clearly printed on the ballot. Do not vote for more than three candidates, including any write-in candidates.

Owners of multiple lots may cast votes equal to the number of lots owned. For example, owners of two lots are entitled to a total of six votes. However, the number of votes for any single candidate cannot exceed the number of lots owned. (The number of lots owned is listed on the outside of the blue return envelope.)

Please see page 8 for instructions on completing your ballot.

You can view video interviews with the candidates on Cable Channel 7 each day at 9 a.m. and 7 p.m.





**THOMAS BALDACCI**

Thomas Baldacci and his wife Judy moved to The Landings from Ridgewood, NJ in August 2003. They have three children and ten grandchildren who live in New Jersey and Maryland. Thomas graduated from The Ohio State University, taught high school chemistry, and then worked for 3M. In 1969 he formed a communication company, which created and produced executive and employee training programs, annual meetings and events, annual reports, documentaries, and national television commercials. Clients include: The New York Stock Exchange, Citicorp, Pfizer, J.P. Stevens, Federated Department Stores, IBM, Macy's, Pepsi, Perrier, Bristol Meyers-Squibb, and Merck.

**Civic Activities:**

The Communications Committee – The Landings Association - 2005; The Village of Ridgewood Planning Board, Master Plan Committee Chairman – 1997-2003; Parks and Recreation Board – Ridgewood, New Jersey - 3 years; The Banta Center Board – The Valley Hospital, Ridgewood, NJ – 2 Years; Resource Person – The Ridgewood Public Schools – 4 Years; Board of Directors - Ridgewood AM Rotary Club – 4 Years; The Gift of Life Foundation – 1 Year; Theo's Work Foundation – 5 years.

**Pro bono projects:** American Red Cross, Christian Health Care Center, Eastern Children's Retreat, Gift of Life, Project Hope, and The Landings Club.

**Memberships:** St. James Parish, The Landings Club, The Tuxedo Club, Tuxedo, NY.

**Commentary:**

- 1. Absolutely insure that the new assessment plan is implemented at the most fiscally responsible, efficient, and quality level.*
- 2. Enable The Landings Association Management to execute this plan efficiently, with accountability.*
- 3. Assure safe bridge access to Skidaway Island in concert with our natural beauty.*
- 4. Begin review of the Covenants and Articles of Association.*

*Why vote for me? The Landings, like Ridgewood, NJ, the town I am from, is a planned community. The landscaping and neighborhoods are lined with trees and plantings. There are numerous parks, beautifully-landscaped natural areas, outstanding recreational facilities, and a highly-effective security system. I served on the Parks and Recreation Board, the Planning Board, and as Chairman of the Master Plan Committee for over six years. This experience will be helpful as a member of The Landings Association board because we, as Landings residents, recognize how our natural surroundings, beauty, and amenities are the absolute fabric of our community master plan. We must continue to preserve and enhance them. In many ways, the security and value of our outdoor lifestyle, our community and our homes are absolutely dependent on this action.*



## **PAT BROOKS**

Pat Brooks gets involved in things that he is passionate about, and The Landings is high on that list. He considers it a privilege to live on Skidaway Island. Living here reminds him of his hometown of New Bern, North Carolina. Pat and his wife Jill have been married for 12 years and have a two-year-old son, Walker.

Pat relocated to Savannah in 2002 with Edward Jones Investments. He is a Certified Financial Planner™ and a Chartered Financial Consultant. He graduated Magna Cum Laude from Coker College with a degree in Marketing. He also holds a degree in Risk Management and Insurance from Appalachian State University. He is currently on the Board of Trustees of Coker College and is the Chairman of Coker's Investment Committee.

Locally, Pat was selected in 2004 by the *Savannah Business Report and Journal* as a member of the "40 Under 40" business leaders of Savannah, Bluffton, and Hilton Head. He is involved with Junior Achievement at Hesse Elementary, Memorial Health's Boot Camp for New Dads training

program, and is a member of the Kiwanis Club of Skidaway. He is also active at Isle of Hope United Methodist Church.

### **Commentary:**

*If the 2006-2008 Assessment Proposal is passed, then many of the biggest issues facing The Landings will be addressed by the new plan. Many of the structural assets of our community have suffered neglect over the past 33 years. Our residents expect well-maintained streets, landscaped and debris-free common areas, and buildings and structures free of rot and structural decay.*

*The Assessment Proposal will correct many of the things in our community that are in need of immediate repair and implement ongoing maintenance programs that should smooth out the need for large assessment increases in the future.*

*The current Landings Association Board and TLA staff did an excellent job of identifying the areas that our residents find important. Surveys show that residents value the things that make our community special, such as our extensive path system, our marinas and common areas, our nature trails, athletic fields, playgrounds, and extra amenities such as the dog park and the sailing program.*

*We must continue to listen to the residents in order to balance the requests for enhanced amenities within the framework of a limited budget. Like most important issues, communication among all of us will be the key to success.*



## MONA FUCHS

Mona Fuchs and her husband David retired to The Landings in 2000. Mona is a New York City native and graduated from Hunter College with a major in political science. She was an associate in production of news documentaries for network television, working at ABC, CBS, and PBS. As her two sons grew, she turned her interest to their education and became involved in community service in Great Neck, New York. She was elected a trustee of the Great Neck Board of Education and served for 17 years, either as President or Vice President for most of her tenure. Mona was active in school board association affairs at the county, state, and federal levels.

In 2002, Mona was on a Landings Association panel that evaluated the Assessment proposal. For the past several years, she has served on The Landings Association's Governmental Affairs Committee. Mona and David are in The Landings Company's Ambassador program. Mona's other committee participation has been with New Neighbors and Landlovers. Recently, she began tutoring in the L.O.V.E. (Local Outreach Volunteer Educators) program. She is also an active member of the Coastal

Bicycle Touring club of Savannah, and the Savannah Ski Club. Mona also plays tennis and rollerblades.

## Commentary:

*The Landings is aging, and we must be vigilant in maintaining the viability of our community. It is important that we protect our property values, safeguard our physical assets, and continue to maintain the Landings lifestyle that brought us here. Serving as a trustee, I will work with my fellow board members to assure that this is achieved and that we meet the expectations of our residents.*

*While striving to be proactive regarding our physical surroundings, we should now look at the regulations that give structure to our actions in our community. By purchasing a home here, we agreed to abide by Covenants attached to our property. These Covenants were in place when the residents took control of The Landings Association from Branigar, the developer. We are approaching a time when we have a window of opportunity to reassess the Covenants. It is vital that the Board gives its full attention to the evaluation of the existing Covenants, and creates a planned approach to updating provisions that may no longer serve us well.*

*In dealing with these issues, I believe my prior community service and experience centered on evaluation and consensus building enable me to make a significant contribution to this process.*



## STANLEY PLONCHAK

Stan and his wife Arlene (“Cubby”) have lived at The Landings for 14 years, including on a full-time basis for the last three years.

Stan has extensive experience in business and finance, having run his own electrical contracting business for more than 25 years. Stan’s experience in electrical design and project management of highway, airport, and pollution control projects for the City and State of New York were keys to his company’s success.

Stan also has been involved in country club management, having served as President of Montammy Golf Club for four years, and as a member of the Board of Governors for eight years. During his tenure as President, he spearheaded the design and renovation of a new clubhouse and golf course, managing to bring both projects in on time and under budget. Stan also oversaw the modernization of the club’s by-laws, creating “gender-neutral” rules and extending voting and membership rights to men and women.

Stan is dedicated to community service and is actively involved in the Savannah Chapter of Habitat for Humanity, where he supervises the construction of new homes for low- income families. Cubby and Stan are active members of

Congregation Mikvah Israel, where he heads a committee that provides repair and other services to homeowners. Stan’s committee has already completed the installation of handicapped ramps for three island residences.

## Commentary:

*One of the important issues facing The Landings during the next three years will be the repair and upgrading of the infrastructure and facilities on the island. We are a 33-year-old community, so it is critically important to constantly evaluate the condition of our roads, sewers, utilities, and other facilities, and prioritize repair and replacement projects well in advance to avoid costly emergency repairs to the extent possible. In addition, once projects are approved, it is vitally important to carefully supervise contractors performing the work on these projects, to ensure that the appropriate quality standards are being followed and that the work is performed on a timely basis and within budgetary constraints. Given my 25 years of experience in both performing major projects for the City and State of New York as the owner and manager of an electrical contracting company, and my experience in supervising and evaluating work performed by other contractors, I am highly qualified to take on these tasks as a member of the Board.*

*I also think it is important for us to work together with the Georgia Department of Transportation to develop and install a traffic light system, specifically for the area between the churches and the campgrounds near the Marshes development. The volume of traffic in this area will grow substantially, resulting in an extremely dangerous situation and causing traffic delays exiting The Landings. This can be rectified by a properly-designed traffic light system.*



## **BILL WEST**

Bill West and his wife Charmaine became full-time residents in 2003. He graduated from Arizona State University in Marketing. They have two children and five grandchildren.

Bill worked for State Farm Insurance in auto, homeowners, business, and disaster claims for 38 years, the last 22 being in corporate at Bloomington, IL. His final position was Assistant Vice President-Claims, with oversight responsibility of the Special Investigative Units for the U.S. and Canada.

His volunteer work includes being charter member of his Rotary Club in IL; he is currently a member of the Rotary Club of Skidaway Island, and is host for their student from Denmark. He goes to Guatemala each year with Faith in Practice, and is a member of St. James Catholic Church.

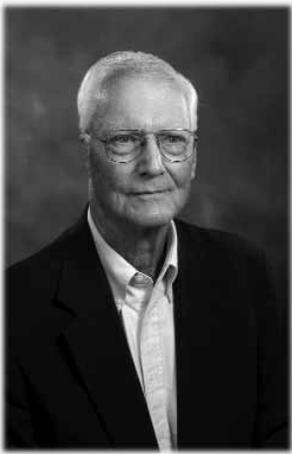
Bill supports the goals of The Landings to be a private, high quality, and secure place to live. He will continue the work to assess our fiscal policies to meet the needs of our residents/property owners. An additional challenge we face is the rebuilding of our community if a major disaster should strike. Bill will work to review the Association's insur-

ance needs, both present and future, assess our resources, and develop a disaster recovery plan.

## **Commentary:**

*With the added challenge of increasing energy costs, we must continue to have a sound fiscal policy to meet our goal for The Landings to be a private, high quality, and secure place to live. I will work to see that we develop and maintain financial reserves, keep within our budget, and not borrow for operating expenses, while being responsive to our residents/property owners.*

*A second issue to be addressed is the development of a post-disaster recovery plan for the island. This would include reviewing the Association's current and future insurance needs, reviewing the resources available (both financial and talents of employees and residents), and establishing a priority list of what can and cannot be done. With the increased threat of a hurricane, we are "at risk," and having an action plan is essential for our being able to return and rebuild our lives. Without a plan in place and the ability to function, many of our residents may elect not to return, placing a greater burden on those who do. I will work to see that we have a plan, that it is communicated, and that, if a disaster strikes, the plan forms a framework for our actions.*



## **BEN WRIGHT**

Ben Wright and his wife Lyn have been full-time residents at The Landings since 1987.

Ben grew up in Indiana and attended Wabash College. His studies were interrupted by the Korean War, during which he served in the United States Navy. After his discharge, he returned to college at Drexel Institute of Technology and earned a degree in Civil Engineering. Over the next 25 years, Ben was employed by Catalytic Construction Company, M.W. Kellogg Company, McDermott Marine Construction, and the U.S. Synthetic Fuels Corporation. His activities involved the engineering and construction of chemical plants, refineries, offshore platforms, and power generation facilities, with responsibilities in project/construction management, business development, and contract administration. From 1985 until his retirement in early 1989, he worked as a consultant to clients in the construction, aluminum, and electric utility industries.

Since retirement, Ben has been involved in a number of volunteer activities. He chaired The Landings Association's Architectural Review Committee from 1989 to 1991, and is

currently a member of the Public Works Committee. For The Landings Club, he has been a member of the Greens Committee, the Divot Brigade, Men's Invitational Committee, and has been involved with construction oversight of the Magnolia and Marshwood golf courses. Off island, he volunteers at Bethesda Home for Boys, as well as St. James Catholic Church, where he and Lyn are communicants.

## **Commentary:**

*With build-out of the Landings at 90%, we are effectively now a resale community. As a 33-year-old development, our facilities and common areas have begun to show their age. Attention and monetary expenditures have been given to "normal" maintenance practices, as opposed to aggressive revitalization programs. The Board's challenge - to enhance property values and attract new buyers while in competition with a number of newer upscale developments - will require a continuing effort to carefully plan and effectively utilize our available resources for the maintenance, repair, replacement, and upgrading of our commonly owned amenities. These objectives will require a unified approach by your Board, The Landings Company, and The Landings Club, supported by continuing communication with our homeowners.*

*Communication between the Board and the membership is an ongoing issue. Everyday issues must continue to be addressed and communicated, as well as significant, specific events. Of great importance is the future rewriting of our Covenants. In preparation for this event, it is absolutely essential that we maintain community involvement in the process.*

## Completing the Ballot

1. Mark the ballot, place it in the envelope labeled **BALLOT**, and seal the envelope.
2. Put the ballot envelope in the envelope addressed to TLA Corporate Secretary, seal it, and **sign it** in the space provided on the front. (*Note: If the property is jointly owned, only one owner-of-record must sign.*)
3. Place a stamp on the outer envelope and mail; or you may deposit the envelope in the Association drop box (in the circular drive at the Association); or hand deliver the envelope to the Association reception desk during normal office hours. Ballots must be received by:

**DECEMBER 12, 2005 at 5 P.M.**

*Note: If you did not receive a ballot with this voter packet, please call 912-598-2520, weekdays from 8 a.m. to 5 p.m.*





## **The Landings Association, Inc.**

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