



**Joseph Morabito**

**Briefly introduce yourself. Include your background (business, volunteer or other experience), the number of years you've been a Stonebridge Ranch resident, etc.**

My wife and I moved to Stonebridge Ranch in 2022 to be closer to our grandchildren. While I have served on two HOA Boards and experienced several others in four states, I was dismayed by the terrible service we encountered when attempting to put a wheelchair friendly walk on the side of our home, perhaps needed for future use to connect our driveway to the rear yard. What we wanted to do never did get approved. While I dread another encounter, we will have to try again to get something approved that is workable.

In any case, that experience is one of many reasons I decided to run for the Board. If elected, I will be the voice of our Members on the Board, which is lacking today, recognizing that we are the customers paying all the bills. My focus on the Board will be as follows:

1. Implement quality metrics to improve services, facilities, and landscaping.
2. Implement procurement procedures to negotiate better deals for the Association with our suppliers to save money.
3. Implement a Five-Year Plan to improve landscaping in the community.
4. Increase communications between the Association and our Members.
5. Plan more social events to encourage more interaction among our Members.
6. Hold some Board Meetings during later hours making it easier for working Members to attend.
7. Create Zoom access so all Members can see Board Meetings without the need to attend one. This could allow for Chat Questions. Record those meetings and post them for viewing.

8. Oppose the McKinney Airport slated to grow to 16 gates (Love Field has 20 gates) because it will bring increased traffic, jet noise and air pollution over our community.
9. Properly managing the cost of the Beach Club Renovation. It appears that there may be fiscal mismanagement by the current Board TBD.

Though, I am well qualified to serve on the Board, I did not receive the endorsement of the nominating committee composed of current Board members because I am clearly a change agent, and change is very threatening to entrenched interests.

I am the Donald Trump of Stonebridge Ranch without his billions (Ha Ha) seeking to Make Stonebridge Ranch Great – Again. We have a lot of work to do, and time is of the essence.

If you want to see changes and improvements in our community, Please Vote For Me.

**To which areas do you feel you could make the greatest contribution? Why? (i.e. finance landscape and grounds, communications amenities, social modifications, etc.)**

Customer Service, Social, Modifications, Fiscal Management as a result of my experience.

**What are your reasons for wishing to volunteer your service on the SRCA board of directors?**

Since I am semi-retired, I now have the time to benefit our community. I have years of senior management experience in all facets of business management from working at Merrill Lynch, Weyerhaeuser and my own company, Paragon Global Resources that will benefit the HOA and our community.

**What volunteer activities have you been involved with SRCA and/or not for profit or nonprofit associations?**

Las Virgenes Concerned Citizens: Board of Directors, Treasurer, 1979-1981  
Fountainwood Homeowners Association: Board of Directors, President, 1980-1983  
Newport Chamber Orchestra: Board of Directors, Vice President, 1984  
CZ Master Association, Board of Directors, 1999-2002  
Hayek Group: Board of Directors 2016 - 2018  
Sierra Nevada Performing Arts Association - Founder and President 2015 to 2022

**What challenges or opportunities do you believe SCRA is currently facing? What challenges or opportunities do you anticipate SRCA confronting in the future?**

There is a lack of customer focus in HOA Management. Service is weak. Quality metrics are not apparent. I believe we can use procurement processes to save money to prevent future dues increases and special assessments. This will be very important related to the Beach Club Project.

**Experiences and attributes for SRCA board success – in addition to answering the questions above please describe your work and background.**

**Owner, Founder/CEO of Paragon Global Resources and its subsidiaries since 1991.**

**Education – California State University**

BA History

BA Political Science

MA Education Administration

Standard Secondary Teaching Credential

Administrative Services Credential

**Completed all the coursework for the Real Estate Broker Exam: Principles, Practices, Economics, Property Management, Law, Finance, Appraisal.**

Provided consulting services at the C-Suite Level for major companies and non-profits throughout the United States and world.

Before entering business was a public school junior, senior and adult school teacher and administrator.

World Traveler. Conducted many training and other group orientations. Speak Spanish and Italian.