



## **Paul St. Clair** **Candidate for Jupiter Bay Board**

**T**ogether  
**E**veryone  
**A**chieves  
**M**ore

### **Introduction**

I am seeking your vote for election to the Jupiter Bay Board. My wife Sharon and I are Florida residents, having owned unit D-207 East since 2000. I have the experience, knowledge and demeanor to represent and support the diverse interests of our condominium owners. I've played a key role in many of the community's improvements and operations. As a licensed Florida Community Association Manager (CAM), I am knowledgeable in condominium association statutes, functions and management. I served on the Jupiter Bay Board for 9 years, having held the positions of President and Treasurer. I understand our governing documents, financial, management issues, and building/property infrastructure.

### **Service to Jupiter Bay**

- Served as Jupiter Bay's Property Manager in 2012 until another manager could be hired.
- Developed or assisted others in creating over a dozen association budgets.
- Helped develop the restaurant contract assuring major tenant investments while protecting JB owner rights/utilization. Negotiated the Comcast contract adding cable TV services.
- Developed the Association's first website and continue to maintain four other websites including [www.JupiterBayViewpoint.com](http://www.JupiterBayViewpoint.com), which issues bulletins to JB subscribers.
- Created Jupiter Bay's Rules/Regulations, Financial Policy, Strategic Plan & Website Policy.
- Built the Association's original chart of accounts, led two separate QuickBooks conversions, calculated insurance allocations and special assessments, performed the Structured Integrity Reserve Study (SIRS) analysis, and provided reserve contribution values for the 2026 budget.
- Rebuilt the lake water replenishment system, repaired the sagging lake bridge, rebuilt the West rest room/pump building, managed the \$275,000 Villas lattice restoration, had the bocce ball court approved/built, completed various concrete restoration projects, and added many new light poles including those at the entrances and along the Villas roadway.

### **Education & Business Background**

I have a bachelor's degree in electrical engineering from Penn State and worked in technology for over 40 years having held management positions in Westinghouse, United Technologies, TRW and Citigroup. I retired in 2005 from a 20-year career at Citibank as a Technology Director. My various positions encompassed significant senior-level managerial, financial, technical and contract-negotiation responsibilities.

### **Platform**

I am campaigning with Susan Guthrie and Deidre Sullivan to fill the three open board positions. When elected, we will improve your lifestyle with a more-responsive and owner-focused Board. We will welcome your input on all matters and represent your interests. We will bring complete transparency and integrity to the board, utilize communication skills to build comradery, and increase the board's fiscal responsibility. Open communications will include frequent newsletters and progress bulletins, simplified financial reporting, and responsiveness to your inquiries. We will address your issues and concerns, and we'll partner with you to make Jupiter Bay a more welcoming and enjoyable community for all.