

JAMES (DARRELL) WILSON

HOA BOARD OF DIRECTORS CANDIDATE

Lake Shore Condominiums

FINANCIAL ACCOUNTABILITY • COST CONTROL • COMMUNITY KNOWLEDGE

PROFESSIONAL SUMMARY

Business owner, operations manager, former board member, and railroad safety professional with experience in business operations, financial oversight, construction, property maintenance, and contractor coordination. Previously served on the Kent Wood Park Board of Directors in Plant City, Florida, where I identified more than $50,000 in misallocated funds and helped redirect funds toward more beneficial uses. My prior work in Lake Shore Condominiums' Maintenance Department gives me firsthand knowledge of the community's grounds and day-to-day operations. I want to help identify revenue opportunities, eliminate unnecessary expenses, improve efficiency, and protect homeowners' investments through responsible, transparent decision-making.

BOARD EXPERIENCE

Board of Directors Member — Kent Wood Park, Plant City, Florida

- Identified more than $50,000 in funds that had been misallocated.
- Helped adjust and redirect funds toward more beneficial uses.
- Contributed a focus on financial accountability and responsible resource allocation.

PROFESSIONAL EXPERIENCE

Railroad Safety Professional — Current Position

- Provide safety oversight for railroad workers and help protect train operations from risks associated with contractor activities.
- Manage and coordinate contractors performing work on railroad rights-of-way.
- Apply risk awareness, operational coordination, and safety-focused decision-making.

Owner-Operator — Bar and Restaurant Business

- Managed day-to-day business operations, customer service, and operating responsibilities.
- Gained practical experience in expense management and business sustainability.

Owner — Concrete Pumping Business

- Managed operations in a specialized construction services business, including equipment, scheduling, operating costs, and service delivery.

Owner — Construction Company

- Managed construction business operations and developed practical knowledge of construction, project coordination, maintenance, and cost awareness.

Manager — Trucking Company

- Managed transportation operations, operational coordination, and day-to-day problem-solving.

Maintenance Professional — Lake Shore Condominiums

- Worked in the community's Maintenance Department and became familiar with the grounds, property features, maintenance needs, and daily operations.
- Developed practical insight into common-area upkeep and long-term property preservation.

CORE QUALIFICATIONS

Financial oversight • Revenue opportunities • Cost control • Business operations • Contractor coordination • Safety and risk awareness • Construction and maintenance • Operational efficiency • Community knowledge

BOARD PRIORITIES

Financial responsibility and revenue: Explore realistic ways to generate additional revenue and make better use of association resources.

Waste reduction and cost control: Review expenses and service arrangements to identify savings without compromising quality, safety, or maintenance.

Property maintenance: Use firsthand community knowledge to help prioritize maintenance and support long-term property preservation.

Contractor oversight and safety: Promote clear expectations, appropriate oversight, and responsible project coordination.

Transparency and accountability: Support well-informed financial decisions, responsible use of association funds, and clear communication with homeowners.

COMMITMENT TO THE COMMUNITY

I believe an effective HOA Board should protect homeowners' investments, manage association resources responsibly, and make decisions that benefit the community as a whole. I would welcome the opportunity to contribute my business experience, financial oversight, contractor management, safety perspective, and knowledge of Lake Shore Condominiums to help improve efficiency, reduce unnecessary waste, and maintain a community we can all be proud of.