



I would like to thank you for electing me President and trusting me to lead us in 2023. This is going to be a year of change.

Some changes will be easy, while others will be difficult.

“The way we've always done things” may not always be the best approach.

I promise that the entire board will be transparent and open with every decision we make. I ask and I encourage you to join us at our meetings. My goal is to restore trust in the board and for the board to become a resource instead of an enemy.

I ask you to leave your preconceived notions, grudges and bad blood in the past. I ask that we turn arguments into discussions, finger pointing into teamwork and we take the temperature down a few degrees.

We need to implement the needed changes together.

I will be honest, 2023 is not going to be easy.

We have many “big ticket” items that need to be addressed. We have difficult decisions that will need to be made. I promise that every decision we make will be made with facts and expert opinions. Every decision will be made with the mindset of:
1)what is best for the community 2)what is required by state law.

In the coming months we will begin to address immediate issues. Some of these issues are large – roof replacement, state mandated structural integrity report, figuring out what is required for the state mandated 100% reserve fulfillment. Some of these issues will be smaller and less “sexy” - dryer stack clean-outs, general community maintenance, addressing air conditioning issues.

We need to focus on the NOW with preventative maintenance while also focusing on the FUTURE with a clear plan to ensure the longevity of the property.

Crystal Bay HOA is a multi million dollar a year business. We need to run it like a professional business. I would like to thank Sara and the previous boards for laying the foundation, now it is our time to build.

Change is hard, Change can be good, Change is needed.

“The way we've always done it” does not allow us to grow, evolve and improve.

I believe in using technology – it is an effective way of communicating and keeping you updated on the latest happenings in the community. Please make sure we have your current email on file.

I will also post a monthly “newsletter” by the mailboxes. The newsletter will contain an update on everything going on in Crystal Bay. It will have meeting recaps, upcoming meeting dates and other valuable information. I encourage you to read the newsletters and ask questions.

If you want to get involved or start a committee let me know. Please let me know if you have concerns or are curious about why a decision was made. I am confident we can make it through these tough times if we work together and not as adversaries. The arguments, fights and finger pointing accomplish nothing and only serve to hurt our community and our property values.

Let's make the necessary improvements together

If you need to contact me for any reason, good or bad, please email me at president@crystalbaycondo.com – the emails go directly to my phone and I will respond in a timely manner. I look forward to working together.

Thank you.

Matt Shapiro

President, Crystal Bay HOA

Upcoming Board Meeting

1/19 at 7:00 in the Library. We will discuss the latest on various projects, recap the meeting with Robert Whitcomb, Insurance update, discuss the structural integrity requirement and review the budget.

2023 Board of Directors

President - Matt Shapiro

Treasurer - Denis DeMarino

Secretary - Tom Burke

Board Member - Sara Blumberg

Board Member - Linda Shaffer

Property Manager - Beverly Neubecker