

Resume Summary
January 24, 2024

DJ Pete Cuccaro, President (Retired)
Cuccaro Investigative Management Group, Inc.
4681 N Lena Drive
Pine Ridge, Florida 34465 petecuccaro@gmail.com

OBJECTIVES

**LET'S CONTINUE
THE
MOMENTUM**

**I
NEED YOUR
VOTE**

To be elected to the Pine Ridge Estates Board of Directors;
To provide forty years of leadership, management, and budget experience;
To enhance liaisons with our elected state and county leaders;
To ensure a community with \$1.3 billion in assets has a strategic plan;
To ensure \$60K in taxes from PRE to Citrus County brings positive action;
To continue protecting home equity via recognized community amenities;
To establish a working relationship with the owner(s) of the golf course;
To enhance expository communication via SIT (No guessing/opinions);
To enhance clarity, responsibility and accountability;
To ensure residents who want to avail their talents are welcomed and not weighed down by unnecessary procedure;
To facilitate/assistance to financially stressed PRE widowed single-seniors;
To represent united equestrians, golfers, game/hobby and wild life lovers;
To maintain the best community profile for the greatest Citrus community.

EXPERIENCE

2019-2024 (Post Retirement)

Blessed Life/Charmed Career started at Sacred Heart Elementary School
Architect of response to the BOCC for the Save The Golf Course Property Committee—(5/0 vote)—Communications Director, STGCP Committee;
Established/Chaired first Roads Committee;
Worked with: Catholic Diocese of St Petersburg and CCSO removing homeless encampment near Mesa Verde; with CC & FDOT in an initial successful effort to eliminate the 589/486 interchange—for 45 days it was erased; with CC Public Works/Budget to address gating Pine Ridge (couldn't happen); with CC Budget for potential MSBU as an alternative to taxes for road improvement; with CC Public Works for horse crossings signage; with CCSO, FDOT, major commercial truck companies to eliminate PRE as short cut; with Diamond Self Storage to eliminate a potential truck stop (landscaping for Modelwood pending); established scheduling for CCSO to patrol Pine Ridge and led purchase effort for speed monitoring trailer to be placed by CCSO (Both struck down by Board).

2017-2024 (Post Retirement)

Selective Management Consulting; Contributing Editor Suncoast Standard; Guest Speaker; Citrus2030 Public Safety Committee (Chair); Law Enforcement Management Training; Guest Columnist for Citrus Chronicle.

1999-2017

President of Cuccaro Investigative Management Group, Inc. (Dissolved in 2017); Expert Witness and Consultant to major companies, law firms and the ACLU for civil litigation regarding law enforcement operations and investigations; served as VP of Investigations for 50 State Security (Limited to major investigations).

1970-2004

A successful and honored career in law enforcement: Chief of Police, Security and Energy Management for the Miami-Dade County School District (4th largest in the country) 4.5 years; Managing Director, IPSA International a California based protection/security/investigation company (Florida) 1.5 years; Miami-Dade Police Department (supervisory and management positions since 1978) retiring as a Bureau Commander [Major] 28 years; Life Member/Adjunct Faculty of IACP; Past President/Life Member of Dade County Association of Chiefs of Police; Florida Police Chiefs Association Board of Directors; Juvenile Justice Board for 11th Judicial Circuit (Chair); founder of the Miami Dade Police Memorial; (Too many committees to list on one page); Purple Heart—Robbery In Progress.

MILITARY

1967-1970

United States Army-Fort Jackson SC; Fort Gordon GA; Long Binh, Viet Nam; Fort Gordon GA; AVIONICS, National Defense Service Medal, Vietnam Campaign Service Medal (service star-two tours), Good Conduct Medal.

EDUCATION

St Thomas University, BA Criminal Justice, Cum Laude GPA, APS Honor Society
University of Louisville, Southern Police Institute, College of Urban Affairs
Florida International University
Miami Dade Community College AA Police Science
2000 Hours of Leadership, Management and Supervision Training

**IT'S NOT ABOUT THE PAST—IT'S ABOUT THE PRESENT—IT'S ABOUT THE FUTURE
TOGETHER WE GOT THIS**

Robert P. Farmer, CPA

5919 W Pawnee Dr,
Beverly Hills, FL 34465

518-524-6801
pershingbf@gmail.com

PROFESSIONAL EXPERIENCE

Vice President for Administration and CFO - North Country Community College. 2016-2020
Responsible for managing all business operations as well as human resources and facilities. Presents reports to president's council, senate and board of trustees.

- * Managed the analysis of unspent capital funds and organized the accounting of such funds. During this process the school discovered it had about 1.5 million dollars in unspent capital funds. These funds were used to upgrade a long list of needs at the school.
- * Re-financed the bonds for the Association and Foundation saving them thousands of dollars annually.
- * Simplified the college budget process by eliminating unnecessary steps and improving communication of budget process.
- * Spearheaded the effort to obtain an updated Campus Master Plan.

Chief Financial Officer - Northwood School, Lake Placid, NY 2007-2016
Perform all accounting functions, manage all business operations, prepare all financial analysis, reports and budgets, and present reports to management and board of trustees.

- * Revamped the entire budgeting and financial reporting process for improved decision making
- * Established capital reserve and contingency accounts in the operating budget to allow for improved planning of capital purchases.
- * Outsourced payroll and student textbook purchasing to increase controls and efficiency
- * Increased business office staffing to increase efficiency and improve controls through better segregation of duties.

Chief Financial Officer - St. Joseph's Rehabilitation Center, Saranac Lake, NY 2000-2007
Managed all aspects of the business office to include financial reporting, risk management, budgeting, forecasting and cash management.

- * Built a constructive relationship between the admissions and finance departments resulting in improved collections of client fees.
- * Implemented changes with vendors saving \$20,000 annually and negotiated new contracts with insurance companies resulting in increased operating revenues.

Director of Audit Services / Internal Auditor - American Management Association 1989-2000
Directed the activities of AMA's Internal Audit Function. Responsibilities included operational audits of AMA processes and procedures. Audit objectives were to improve efficiency, determine the effectiveness and adequacy of internal controls and ensure compliance with laws and regulations.

Senior Accountant - Raymond F. Wager, CPA - Rochester NY 1986-1989

Education - Bachelor of Science, Accounting, SUNY Plattsburgh 1986

John L. Hyde Sr.
4991 N Mulberry Loop
515-333-3512

Business Experience:

One Source Disaster Recovery <i>Transmission / Distribution Consultant</i> Contract disaster recovery consulting	3/2019 – Present
Fiberlene Filters Inc. Beverly Hills, FL <i>Manufacturer's Representative</i> Semi-retired sales representative managing a moderate sized book of business. <i>V.P. Marketing and Sales</i>	10/08 – Present 12/15 to Present 10/08 to 12/15
Automatic Data Processing (ADP), Des Moines, IA <i>Director, Service Delivery</i>	8/05 – 9/08 8/06 – 9/08
Wellmark BCBS of Iowa & S. Dakota, Des Moines, IA <i>Internal Process Improvement Consultant</i>	8/02 – 8/05
American Banker Insurance Group (ABIG), Miami, FL <i>Director of Special Projects</i>	4/96 – 7/02
Resource Development Group, Inc., Miami, FL <i>Partner / Chief Operating Officer</i>	10/88 – 3/96
Florida Power & Light Company, Miami, FL Various positions in Transmission and Distribution Operations.	4/73 – 10/88

Education and Certifications

- Florida HOA Board Education Course - 2019
- Bachelors, Business Administration, St. Leo University
- Lean-Sigma Black Belt -2004
- Six-Sigma Master Black Belt - 2003
- LOMA – FLMI, PCB-1997 (Life & Health Insurance)
- Total Quality Management – Content Expert – 1987

Non-Pine Ridge Community Service:

Nature Coast Anglers, Homosassa, FL Board member – Officer at Large, chaired various committees and projects.	2/16-Present
Southwest Miami High School Alumni Association, Miami, FL Founding member and President 501 C3 alumni association. Raised and administered one million plus in cash and in-kind donations supporting student activities at High School.	4/93-8/02
Tropical Anglers Fishing Club, Miami, FL Served on BoD and as Vice President at various times.	6/75 – Present

Pine Ridge Service:

Architectural Design Committee	3/18 – 11/19
Chair	4/18 – 11/19
Committee member	3/18 – 4/18
PR Board of Directors	12/19 – 2023
PR Finance Committee	05/23 - present

Pine Ridge Goals

Encourage a proactive Board of Directors. Provide thorough oversight to POA management team. And involve more residents in the governance of the community.

I certify the accuracy of this resume



RESUME

NAME: JAMES F. McCoy JR.
ADDRESS: 3221 West Palsson Dr.
PHONE: _____ **CELL NUMBER:** 352-232-8971
EMAIL ADDRESS: jimtheresaleman@gmail.com

PROFESSIONAL/BUSINESS EXPERIENCE:

Firm	Dates	Position
JAMES F. McCoy Ins. Ag. Inc.	1972-2016	
JAMES F. McCoy LLC	Nov. 2017 - present	Real Estate Sales

NON-PINE RIDGE COMMUNITY SERVICE:

Organization	Dates	Position
WhiteCliffs Condo Association IV	2005-2012	
Board of Governors WhiteCliffs	2010-2012	

PINE RIDGE SERVICE: (elected positions, committee work, significant contributions, projects, etc.)

Committee	Dates	Position
N/A		

PINE RIDGE GOALS: (ideas to help enhance the community or its operations)

Number ONE Priority bring Golf Courses back to being a golf course Again
Explore expanding the Equestrian facilities and also more shows -
Putting in more pickleball courts and maybe a clay Tennis court -

I certify the accuracy of this resume: James F. McCoy Jr.

This resume form is the format that we suggest all candidates follow. We would please ask that no derogatory remarks, libelous, defamatory, or malicious statements should be included in candidates resume.

References Article I, Sect. 5, RIGHT TO VOTE and Article I, Sect. 6, BOARD MEMBERS AND COMMITTEE MEMBERS, Article IV, Sect 2 (B), BOARD MEMBERS AND COMMITTEE MEMBERS of current Bylaws of the Pine Ridge Property Owners Association.

RESUME

NAME: Rowena C McCoy

ADDRESS: 5506 N Tucson Terrace Beverly Hills, FL 34465

PHONE: 352-501-0580

PROFESSIONAL/BUSINESS EXPERIENCE:

Firm	Dates	Position
Sears	1964-1980	Credit Analyst and Authorizer
Coconut Grove Bank	1981-1992	Administrative Assistant
NCL	1992-2006	Specialized Reservations

NON-PINE RIDGE COMMUNITY SERVICE:

Organization	Dates	Position
Citrus Sheriffs Office	2014-2021	Volunteer Fingerprinting, Child I.D., CERT
Feeding America	2010-2016	Volunteer Food Sorting and Inspection

PINE RIDGE SERVICE: (elected positions, committee work, significant contributions, projects, etc.)

Committee	Dates	Position
Architectural Design Committee	2023	Member
Dog Park Committee	2020	Member
Pine Ridge Vet-Buddies.	2023	Founded and Organized by me to provide Pine Ridge Veterans an information exchange and Discussion forum.

PINE RIDGE GOALS: (ideas to help enhance the community or its operations)

Ensure that Pine Ridge's environment and wildlife are protected and preserved.
Ensure expenditures are necessary and meet the needs of the entire community.
Ensure all owners have a voice and are respected by the Board and Committees.
Ensure residents are fully informed of matters impacting the community and properties.

I certify the accuracy of this resume:

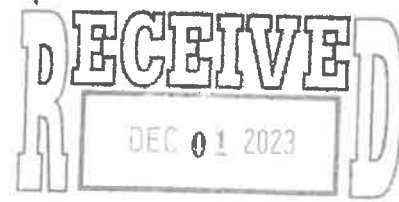
Rowena C. McCoy

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References Article I, Sect. 5 and 6, Article IV, Sect 2 (B) of current Bylaws of the Pine Ridge Property Owners Association.

~~Draft for BOD 10.21.2021 updated by GAD~~

Diane M. Middleton South
5530 North Elkcam Blvd.
Beverly Hills, FL 34465
813-318-2865



By: AK

8:31 A.M.

Business experience

Hillsborough County School District, Tampa, FL, Sergeant Smith Middle School
Teacher, Reading and Language Arts for 6th, 7th and 8th grade students.

Southwynd, Inc, Construction and Real Estate, Odessa, FL and Beverly Hills, FL.
Sales and marketing for a construction company. Create new leads, schedule projects, customer service and quality assurance.

Tooth Fairy, USA, Odessa, FL/Beverly Hill, FL. President and CEO.
Co-created The Tooth Fairy product line marketed to children.

Arthur Ruttenberg Homes, Clearwater, FL and Mark Saunders Luxury Homes, Supply, NC.
Sales Specialist for high-end, semi-custom home builders.

Verizon Information Services, Tampa, FL. Manager of Network User Services. Worked on special projects which included spinning off a separate Verizon Corporation.

AGS Information Services/Keane, Inc., New Jersey/Tampa. FL
Account Executive responsible for maintaining long term relations and sold solution-based technology solutions including Project Management, Staff Supplementation, Business Resumptive Planning, Disaster Recovery Services and Sunsetting Systems.

Education.

Master Business Administration /Technology Management. (MBA/TM)
Bachelor of Science in Business Management (BSBM).
EPI Teaching Certificate: Middle and Elementary Schools. Certified as a specialist in Reading, Exceptional Student Education and ESAU.
Florida Real Estate License

Pine Ridge experience

Currently I am the Secretary for the "Save the Pine Ridge Golf Course Property".

Pine Ridge goals:

Protect the community of Pine Ridge from development not compatible with the community. Promote more environmentally friendly building guidelines, encourage more community involvement with the Pine Ridge Property Owners Association.

I certify the accuracy of my résumé Diane M. Middleton South
Diane M Middleton South.

RESUME

NAME: Susan A Wassermann

ADDRESS: 3422 N BUCKHORN DR, BEVERLY HILLS, FL 34465

PHONE: 352-300-0890

PROFESSIONAL/BUSINESS EXPERIENCE:

US Air Force 1983 –2008 2nd Lieutenant to Colonel

Held various command and staff positions during a 26-year career that culminated in an appointment as a Commander of the Support Squadron for the Air National Guard's (ANG) headquarters element. Concurrently, the Vice Commander of the ANG Readiness Center and administrative Commander of any federalized ANG personnel. Improved the Support Squadron from a failed compliance inspection to one with mostly Excellent ratings in just two years. Previously led the operations organization that coordinated all ANG deployments worldwide before, during, and after the 9/11 tragedy.

Firearms Instructor 2020-current

Girl and A Gun Chapter Facilitator 2022-current

Certified instructor for Pistol, Rifle, Concealed Carry, Women's Handgun Fundamentals, Defensive Pistol, and more. Provides a physically and emotionally safe environment for students and chapter members to learn, practice, and improve self-defense skills. Emphasizes early recognition to avoid or escape potentially unsafe situations is paramount.

NON-PINE RIDGE COMMUNITY SERVICE:

Citrus Chapter, Florida Native Plant Society 2017 – current President (2019-2021), Plant Sale Director (2017-current)

Runs the annual plant sales which proved to be the chapter's largest fundraiser, allowing the chapter to expand its outreach and provide grants for native plant installations. Led the Chapter by providing monthly meetings with speakers on native plants and ecosystems, several plant walks each month, and other events of interest to the chapter members.

Citrus County Cracker Quilters (CCCQ) 2019 – current Community Service Chairperson

American Sewing Guild (ASG) 2017 – current Treasurer (2017-2022), President (2024)

Florida Sewing Society (FSS) 2018 – current Member

Coordinates CCCQ's charity sewing projects and events to provide handmade comfort and convenience items to local hospice, assisted living, and rehab facilities. Lead's local ASG chapter meetings, continuing to fulfill ASG's goal of "Advancing Sewing as an Art and Life Skill". Previously maintained billing and accounting, provided monthly, quarterly, and annual reports as required by ASG bylaws and federal regulations. Contributes to each organization's charity sewing events creating clothing and accessories for the Citrus County Salvation Army to distribute to needy families, and for homeless and impoverished children in Citrus County Schools.

PINE RIDGE SERVICE: (elected positions, committee work, significant contributions, projects, etc.)

PRPOA Board of Directors (BoD) 2022 – 2024 Secretary

Ensures corporate records are properly created and maintained. Keeps minutes of all Membership and BoD meetings. Championed creation of standardized BoD processes to reduce the learning curves for future Boards. so that a cooperative corporate culture is maintained throughout the Association and to lessen

PR Civic Association 2017 – 2022 President, Membership Chair

PR Shooters Club Dec 2020 – current Facilitator

PINE RIDGE GOALS: (ideas to help enhance the community or its operations)

Ensure the POA responsibly manages funds, prepares for social and infrastructure changes brought about by future population growth within Pine Ridge and Citrus County, provide informal opportunities for Members to voice their concerns, and for the PRPOA Board of Directors to execute their responsibilities with as much transparency as allowed.

I certify the accuracy of this resume: 