

CLASS OF 2023 DIRECTORY



NICOLE BAYNES

SWEETWATER PROPERTY MANAGEMENT
PROPERTY MANAGER
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Nicole is a Regional Manager with Sweetwater Property Management, and oversees properties throughout North Carolina and West Virginia. She started in this industry seven years ago as part time leasing agent and quickly worked her way up the ranks. She received the GFAA Sandhills Scholarship in 2019 and applied it to her CAM credential she earned in 2020. Nicole has been on the Greater Fayetteville Apartment Association (GFAA) Board of Directors since 2020 and serves on their Governance/Bylaws Committee and the Education Committee. She has also served on the GFAA Community Outreach Committee. Currently, Nicole serves as the GFAA Executive Board of Directors Treasurer, and is also serving on the AANC Government Affairs Committee. She hopes to be a mentor for others coming up in the industry so she can give back to others as many mentors have given to me. Nicole wants to lead by example inside and outside of work.



KATY BOONE

CARROLL MANAGEMENT GROUP
PROPERTY MANAGER
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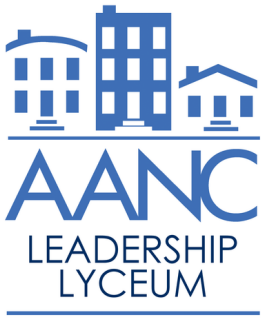
Katy, a 14 year industry veteran, is a Property Manager with Carroll Management in the Triangle market. Previously, she worked for Related Management, and Drucker + Falk. She earned her NAAEI Certified Apartment Manager (CAM) credential in 2017, her Certified Apartment Portfolio Supervisor (CAPS) credential in 2019, and in 2022 joined the NAAEI Faculty as a Facilitator. Katy has experience with Class A, Lease-Up, Mid Rise Buildings, Distressed Properties, and Property Rehab and Renovations. Katy has served on TAA's Government Affairs Committee and has served as Co-Chair. Additionally, she has participated on the PAC Sub-Committee, the TAA-PAC Board of Trustees, the Alliance for Progress in the Triangle (APT) Board of Directors, is a TAA Membership Ambassador, and serves on AANC's Government Affairs Committee.



SYDNEY BRYAN

GREYSTAR
TALENT ACQUISITION ADVISOR
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Sydney began her career in the apartment industry in 2012 on site and worked for two different companies at various sites throughout the Triangle. She started as a Leasing Professional and promoted into an Assistant Community Manager. After five years on-site, Sydney moved to the supplier side where she did recruiting, staffing and outside sales throughout Eastern NC which led to her current role as a Talent Acquisition Advisor with Greystar. Sydney currently oversees recruiting operations for North Carolina, South Carolina and Coastal Georgia. Throughout her career, she has stayed involved in the apartment associations and has served on many committees including: PTAA's Programs Committee, TAA's Products and Services Committee and Special Events Committee, which she am currently the co-chair of. In 2021, Sydney was nominated to join TAA's DEI Task Force which went on to form the DEI Committee that she also currently serves on. She is also a New Member Ambassador for TAA.



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JULIE HOWE

AFR FURNITURE RENTAL
RESIDENTIAL ACCOUNT EXECUTIVE
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Following an extensive career in the telecommunications industry and looking for a career change Julie entered the multifamily industry and has never looked back! Since then, she's been focused on mastering anything and everything apartment related. As AFR's residential Account Executive for the Raleigh, Greensboro, Fayetteville, Greenville and Wilmington markets, she is devoted to the financial success of her clients, offering them profitable solutions and valuable industry insight while also utilizing her creative design skills when needed. Julie's naturally comfortable style, attention to detail and extensive multi-family industry knowledge assure that her clients are always in excellent hands! Julie is also an active member of the Triangle Apartment Association, Piedmont Triad Apartment Association, Apartment Association of North Carolina and the AANC State Suppliers Council.



JENNIFER IPOCK

RKW RESIDENTIAL
REGIONAL VICE PRESIDENT
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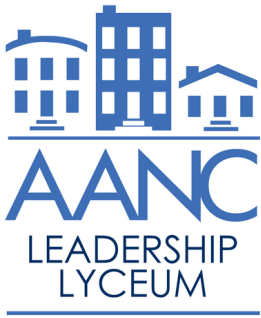
Jennifer is a Regional Vice President with RKW Residential overseeing operations strategy for a portfolio of communities throughout the Carolinas. She has been an instrumental member of RKW's team since joining the firm in 2017. Jennifer possesses over 22 years of multifamily experience, including working with institutional clients such as JP Morgan, Passco, Blue Rock and Armada Hoffer. She has a successful track record of lease up and reposition management. Jennifer is an active member in the Greater Charlotte Apartment Association (GCAA) and currently serves on the several committees; including the Operations and Programs Committees. She is a 2019 graduate of the GCAA Leadership Lyceum Program, and holds NAA Certified Apartment Portfolio Supervisor (CAPS) designation. She has also served as a mentor for those who are looking to break into the multifamily industry.



BRENDA LIEDHOLDT

BLUSKY RESTORATION CONTRACTORS
BUSINESS DEVELOPMENT MANAGER
Brenda.Leidholdt@goblusky.com

Brenda is the Business Development Manager for BluSky Restoration Contractors in Fayetteville, NC. She has been with the company since 2020. Previous to BluSky, Brenda was a Regional Manager for a third-party multifamily management company for seven years, and oversaw several apartment communities in Fayetteville, NC. She has been a licensed Real Estate Broker in North Carolina since 2005. She serves as the Secretary on the Executive Board of Directors for the Greater Fayetteville Apartment Association. She is a Co-Chair for the Membership/Publicity Committee and also services on the Suppliers Council for the Apartment Association of North Carolina. She also services as Secretary on the Hope Mills Chamber Board of Directors and is a member of the North Carolina Healthcare Engineers Association, and the Greater Fayetteville Chamber of Commerce.



CLASS OF 2023 DIRECTORY



STEPHANIE LOYD

J TURNER RESEARCH
NATIONAL SALES EXECUTIVE
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Stephanie, National Sales Executive with J Turner Research, is known as refreshing and insightful and brings over 15 years of experience in the multifamily industry. She has extensive expertise on-site, in corporate marketing, sales, training, and education. Stephanie is a NAAEI Certified Apartment Leasing Professional (CALP) and NAAEI Certified Apartment Manager (CAM) instructor, a national speaker, and was the inaugural recipient of the NAA Rising Star Award. She currently serves as the AANC Education Committee Vice-Chair and is a NAA Leadership Lyceum program graduate.



CHRISTI MANOS

GINKGO RESIDENTIAL
PROJECT MANAGER
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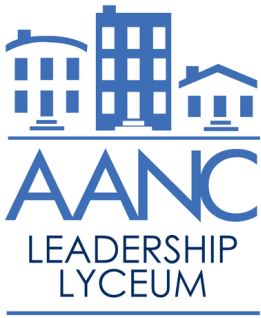
Christi started in the apartment industry as a leasing agent in 2004 with Ginkgo Residential, working her way up to Property Manager and then Property Management Project Manager. She earned her NAA CAM designation in 2005 and NAA CAPS designation in 2008. She is a 2011 GCAA Leadership Lyceum graduate and has served on multiple committees with the GCAA since 2014; including Government Affairs, Programs and the Outreach Committee, in which she also co-chaired in 2021. Christi attended Eastern Kentucky University for general education and then graduated from Radford University in 2000 with a B.S. in Interdisciplinary Studies with focus on Music and Business Administration. Christi also received her North Carolina Real Estate Broker License in 2007 and NC Broker in Charge License in 2016. In the community, Christi has volunteered with the Carolina Raptor Center and continues to volunteer building homes with Habitat for Humanity.



RACHAEL MODLIN

LINCOLN PROPERTY COMPANY
PROPERTY MANAGER
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Rachael has been in the Property Management field for over 5 years. She loves working in property management, as each day is so different. Life truly is like a box of chocolates! My favorite aspect is building a sense of community within the neighborhood and our resident events. Rachael just loves seeing everyone together. In her personal time, she enjoys spending time with my wife and our dog & cats. Her hobbies include gardening (or attempting to), traveling, games and roller derby.



CLASS OF 2023 DIRECTORY



ELIZABETH ANNE RICHARDSON

PHILLIPS MANAGEMENT GROUP
DIRECTOR OF OPERATIONS
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Elizabeth Anne is the Director of Operations for Phillips Management Group and is responsible for all aspects of the property management division. Her experience in numerous levels of the industry has resulted in extensive knowledge of project management and fee management and enabled her to turn around distressed properties to class "A" status all over the east coast. She is known and respected for her high energy, positive attitude, and direct approach to solutions and improvements. In 2018, she was named the Corporate Professional of the Year by the Piedmont Triad Apartment Association. Elizabeth Anne earned her BA in Hospitality Management from the University of NC at Greensboro. She also has CAM (Certified Apartment Manager) and CAPS (Certified Apartment Portfolio Supervisor) designations through NAA. She is actively involved in the Industry at the local and state levels, serving on PTAA's Government Affairs Committee, Co-Chairing the Diamond Awards Committee, and AANC's NextGen and Education Committee.



PAUL SIDAM

RE CARROLL MANAGEMENT
REGIONAL MANAGER
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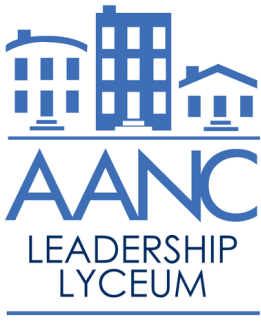
Paul is a Regional Manager at RE Carroll Management. His experience ranges from his start as a grounds keeper to leasing and management of multiple communities. Over his 12-year career he has won the 2015 Piedmont Triad Apartment Association (PTAA) Turn Around Community Of The Year, Community Manager of the Year at multiple communities within his career, as well as the 2020 PTAA Cynthia Apple Community Manager Of The Year during the height of the pandemic. Paul was also a recipient of the 2022 '20 in their Twenties' AANC Conference scholarship. He is the Chair of the PTAA ECHO Committee and is on the AANC Education Committee. When not working on advancing others, he is a goat dad and enjoys tasks at his farm.



SARAH SMITH

TRIBUTE PROPERTIES
PROCESS ADMINISTRATION MANAGER
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In 2015 Sarah joined Tribute Properties and the newly re-developed South Front community team. There she coordinated the new build and restoration of a phase 2 and mixed-use commercial space. She led the lease up quickly and effectively. In 2020 she created the role of Process Administration Manager for Tribute Properties. Her role not only vets and tests new systems, but also implements, trains and develops new and improved policies, procedures, and best practices. This role has quantitatively generated more income and lower turnover with staff across all roles in the organization. Most directly a revenue management system which she spearheaded through development into implementation and continues to train, tweak, and improve. Sarah has been an active member of the Wilmington Apartment Association (WAA) since 2010, chairing the Education Committee and assisting with other committees through the years. In 2019 she completed the NAAEI Advance Facilitator training course and has had the honor to facilitate courses and coordinate many CALP and CAM courses with the Piedmont Triad Apartment Association and WAA. She also recently joined the Apartment Association of NC's Education Committee.



CLASS OF 2023 DIRECTORY



ASHLEY VETTER

PHILLIPS MANAGEMENT GROUP
SALES & MARKETING MANAGER
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Ashley is the Sales and Marketing Manager for Phillips Management Group and oversees all programs and initiatives related to sales, marketing, resident relations, and employee engagement. She began her career in Multifamily as a leasing professional and has progressed through multiple leadership roles since joining Phillips Management Group in 2011. She is well known for her dedication to the company's mission, vision, and core values. Ashley serves as Chair of the PMG Caring committee that focuses on employee engagement initiatives throughout the company. In 2021, Ashley was awarded Corporate Professional of the Year by the Piedmont Triad Apartment Association (PTAA). Ashley has earned her CALP (Certified Apartment Leasing Professional), CAM (Certified Apartment Manager), and CAPS (Certified Apartment Portfolio Supervisor) designations through NAA. In her spare time, she instructs courses for the PTAA and serves on their Echo and Food Drive committees. She is a volunteer at the state level serving as Co-Chair of the NextGen Committee and serves on several task forces that help plan AANC's Annual Education & Legislative Conference.