

GREATER CINCINNATI NORTHERN KENTUCKY APARTMENT ASSOCIATION VOTER GUIDE

GCNKA Election

Tuesday, October 17, 2023 | 5:30 PM | Kenwood Country Club

ASSOCIATE COUNCIL CANDIDATES



MARK ARNOLD
Royal Finish



ADAM CUPITO
Pure Property Solutions



TONY KREBS
Chadwell Supply



JASON LONSBURY
Pinnacle Paving & Sealing



JONATHAN LOCEY
Donovan Energy



TIM MCWATERS
ServPro of NW Cincinnati



DENNIS MERKLE
Advanced Turf Solutions



ANN PADGETT
ePremium Insurance Agency



PATRICK WRIGHT
ServPro of East Central Cin.

BOARD OF DIRECTORS SLATE



LLOYD COBBLE
CIG Communities



CRAIG COFFMAN
Uptown Rental Properties



BRIAN FULLENKAMP
Legacy Management



JORDANN MORGAN
Fath Properties



JOHN RECOB
Towne Properties

Vote For Your Leaders. See inside for details!



GREATER CINCINNATI NORTHERN KENTUCKY APARTMENT ASSOCIATION ASSOCIATE COUNCIL VOTE FOR SIX (6)

MARK ARNOLD, ROYAL FINISH

Mark is currently serving on the GCNKAA Associate Council as 2nd Vice President, currently sits on the GCNKAA Board of Directors, is a co-chair of the Holiday Cheers Committee, and serves on both the summer and fall Golf Outing Committees. Outside the GCNKAA, Mark is involved with the Friends of Butler County Youth Shooting Sports Banquet, the Safari Club International Banquet Committee, and is a Badin High School Head Coach.

When asked about running for the Associate Council, Mark states that he wants “to represent all my fellow vendors that make this industry great.”

In regard to issues affecting Associate Members of the GCNKAA, Mark says the main issue, like in many other industries, is staffing and creating partners to fulfill this. He also states that all the new fees, inspections, and laws that are targeting our industry is also a concern.

“I have 37 years of experience in this industry, starting on the primary side then the last 25 as a vendor. I can bring new ideas from other markets and from outside our industry.”

ADAM CUPITO, PURE PROPERTY SOLUTIONS

Adam is not currently serving on any committees for the GCNKAA but is hoping to get more involved. Outside of the GCNKAA, Adam is involved with coaching youth sports.

Adam stated he wanted to run for Council for networking opportunities and to help the organization grow in the local market.

When asked what he felt were the biggest issues facing our associate members, he replied that he felt a big issue was the ability to network with the primary members and becoming suppliers for certain portfolios.

Adam includes his outgoing and positive attitude, along with his excellent communication skills, as skills that will benefit the Associate Council.

TONY KREBS, CHADWELL SUPPLY

Tony is currently serving on the Associate Council. He also serves on the Holiday Cheers, Membership Committee, and both Golf Committees for the GCNKAA.

When asked why he wanted to run for the Associate Council, Tony responded, “I’ve been involved with the multifamily housing industry since 1980. It’s been my life.”

Tony continues about the major issues affecting the associate members of the industry, stating that securing work and contracts has been difficult. He continues that regarding membership, new members need to understand that it takes three years to become established in the association. “Typically, if you stay involved for three years, you will be a member for life,” he concludes.

Tony lists his timeless industry knowledge as a key benefit he brings to Associate Council. “I’ve been around and, more importantly, involved forever.”

JONATHAN LOCEY, DONOVAN ENERGY

Jonathan is not currently serving on committees for GCNKAA but is looking to get more involved. Outside GCNKAA, he is involved with CREW, ULI, 2030 District, Green Umbrella, Covington Business Council, Cincinnati Regional Chamber, Greater Cincinnati Auto Dealers Association, and Community Association Institute.

When asked why he was interested in running for Associate Council, Jonathan replied, “I feel I can make a difference within the organization by utilizing my current experience as an associate member to help foster a better working relationship between primary and associate members through engagement and voicing associate member concerns.”

Jonathan continued, stating that creating events where associate members get to meet the key decision makers within the primary organization is a major issue of our industry.

Jonathan concluded, “I have experience working with boards and councils back in college. I was elected VP of Membership Education. I also have been involved in the apartment community since birth, as I have worked in construction, architecture, design, distribution, and project management. I have a general background in LEED, Energy Star, and other Green Projects as well.”

JASON LONSBURY, PINNACLE PAVING & SEALING

Jason is currently serving on the Associate Council. He also serves on the Membership Committee and is a co-chair of the Education Committee.

Jason wants to continue serving on the Associate Council as he enjoys helping and growing the association and benefits of membership.

When asked about what issues are affecting our associate members, Jason replied that Associate members are caught combating between quality products vs low price when it comes to primary members seeking bids.

Jason is an owner of Pinnacle Paving and Sealing and has experience in the quoting process as well as skills with construction/asphalt management.

TIM MCWATERS, SERVPRO OF NW CINCINNATI

Tim is not currently on any GCNKAA committees but is hoping to become more involved through the Associate Council. Outside of the GCNKAA, he is involved with Christ Church Cathedral Vestry, Helm Building Fund Raising in Lexington, Kentucky.

Tim states that he wants to run for Council to help with planning events and working on projects, as well as actively assisting in said projects. He is also interested in meeting and getting to know new people in the organization and networking.

Tim has strong communication skills, years of business management and sales and fund raising experience.

DENNIS MERKLE, ADVANCED TURF SOLUTIONS

Dennis currently serves on the Associate Council. He is also a member of the Holiday Cheer Committee, the Summer Golf Committee, and the Fall Golf Committee. Outside of the GCNKAA, he is a former member of the Greater Dayton Apartment Association (GDAA) Board of Directors.

“I have served on Council for several years and would like to continue to be of service to the Industry. I would like to continue to assist the Associate Members and help them maximize their involvement in the GCNKAA,” Dennis responded when asked why he was re-running for Associate Council.

When asked about obstacles facing the associate members of GCNKAA, Dennis replied, “The toughest issue I see facing Associate

GREATER CINCINNATI NORTHERN KENTUCKY APARTMENT ASSOCIATION ASSOCIATE COUNCIL VOTE FOR SIX (6)

members is developing a relationship with decision makers in the industry. It can be difficult to break in with decision makers as they have current relationships with vendors. It is about perseverance, being a resource to the Primary members, and being involved in the GCNKAA.”

When asked about his skills that would be beneficial to the Associate Council, Dennis included bringing the skills of intent listening, open communication, and fresh ideas to the Council.

ANN PADGETT, ePREMIUM INSURANCE AGENCY

Ann currently serves on the Associate Council for the GCNKAA. She is also involved with the GCNKAA NextGen Committee (co-chair), the Education Committee, and the Social Media Committee. In 2023, Ann also served as NAA PAC Ambassador, served on the NAA Technology Committee, the National Supplier Council (NSC) Officer-At-Large, and the NSC Membership TaskForce. She is an NAA Lyceum graduate and holds her Certified Apartment Supplier (CAS) designation.

When asked why she was interested in running for Associate Council, Ann replied, “I am engaged and invested in the industry both locally and nationally. I want to serve as a way to give back to the industry, the community and the association. It helps me stay up on the hot topics and issues facing our customers, and it gives me an opportunity to grow my network while building new skills.”

Ann continued, responding, “As an associate member, I find it increasingly challenging to build meaningful relationships. The owner/operator members have an increased set of tasks/responsibilities to

keep up with and are valuing their time differently. It is not as easy to reach new companies and make new connections as it was 10-15 years ago.”

Ann concluded by discussing her skills and experience that would be beneficial to the GCNKAA stating, “I am outgoing, organized and connected with lots of associations across the country exposing me to ideas that we can bring to our association. I am also passionate about creating future leaders and look forward to growing the supplier community.”

PATRICK WRIGHT, SERVPRO OF EAST CENTRAL CINCINNATI

Patrick currently serves on the GCNKAA Membership Committee and the Business Exchange Committee. Outside of GCNKAA, he is also involved with the Honorable Order of the Blue Goose.

When asked why he was interested in running for Associate Council, Patrick replied he wanted “to help increase membership by involving myself in what makes the organization strong and brings value to future members.”

When asked what he felt were the major local and state issues affecting the associate members, Patrick replied, “Challenges associated with poor craftsmanship leaving property owners at risk with their tenants.”

“I have an extreme ability to see things from other points of view,” Patrick concluded when listing his skills that would benefit the Associate Council.

GREATER CINCINNATI NORTHERN KENTUCKY APARTMENT ASSOCIATION BOARD OF DIRECTORS APPROVED SLATE

LLOYD COBBLE, CIG COMMUNITIES

Lloyd Cobble is responsible for leading all aspects of the day-to-day operations of CIG’s portfolio of properties, including wholly owned and third party managed properties. He leads branding and culture initiatives for the company, including employee benefits, team building, training and selection and implementation of new technology. He has more than 20 years of experience in multifamily property management over multiple properties types and markets, including market rate, subsidized housing, condominium conversions, student housing and mixed use developments.

Lloyd currently serves on the GCNKAA Board of Directors and has joined the Holiday Cheers Committee. He is also active with the Greater Dayton Apartment Association (GDAA), Brighton Center, Darlington Farm HOA, Welborne Manor HOA, YouthBuild Dayton and holds a State of Ohio Real Estate Broker’s License.

When asked why he is interested in serving on the Board of Directors, Lloyd replied, “To give back to the industry and help

promote the professional development of existing industry members and to advocate for the industry to be a chosen career path.

He feels increasing legislation, barriers to development and increased costs are the major issues currently affecting the multifamily housing industry.

Lloyd summarizes, “As a decision maker at CIG Communities, I am strong in team building and accounting.”

CRAIG COFFMAN, UPTOWN RENTAL PROPERTIES

Craig Coffman is involved in all functions of Uptown Rental Properties. He is directly responsible for all of the accounting, risk management, human resources and underwriting functions. He also helps to oversee the operations side of the business.

Craig has been directly involved in multifamily housing operations and investment for the last 18 years. He has grown their business from under 500 units to more than 3,000 units. They now own and develop student and conventional multifamily assets.

GREATER CINCINNATI NORTHERN KENTUCKY APARTMENT ASSOCIATION BOARD OF DIRECTORS

APPROVED SLATE

Craig has served as the summer golf outing committee co-chair for the past five years and is currently the co-chair for the membership committee. He also serves on the Ohio Apartment Association (OAA) Board of Trustees. Outside of the GCNKAA, Craig has also been a member of the UC Real Estate Center's REEAC (Real Estate Executive Advisory Committee) since 2013 and has been the chairman since 2018.

"I feel it is important to give back to our industry. I also enjoy the networking and connections I continue to make. The connections made through the Association help members hear across the board from others and how they are handling situations and how they are adapting. GCNKAA continues to do a great job of facilitating these interactions. I believe we are in for challenging times in our individual businesses and the regulatory front. This will continue as local and state budgets continue to be in crisis mode. We can help to ensure that we are watching out for our members and communicating what is being proposed and enacted in various local and state areas."

"My background is different from many of the other board members. My background is on the finance and acquisitions side of the business. Although I'm involved in parts of our management activities, my daily work is not directly tied to operating assets. I believe I bring a different voice and hopefully different perspective to what is important to our members."

BRIAN FULLENKAMP, LEGACY MANAGEMENT

Brian Fullenkamp oversees the multifamily family division at Legacy Management and is responsible for the company's growth. He has been with Legacy Management for 28 years and involved in the multi family housing industry. Of those 28 years, he has been involved with the Greater Cincinnati Northern Kentucky Apartment Association for 23 years, including serving on the board of directors and as a past president. Brian currently sits on the board of directors and is co-chair of the legislative committee.

When asked why he wanted to continue to serve on the GCNKAA Board of Directors, Brian replied, "To be able to give my time back to an association that has helped me as a business owner much over the last 20 years and to be able to use my knowledge to help in the every day issues that arise that threaten the livelihood of our industry."

Brian concludes, "I have been on the GCNKAA board for 10 plus years. I then took a break for a few years which renewed my interest for helping our organization to the best of my ability. This is done through my experience and knowledge of the multifamily industry in the Greater Cincinnati area."

JORDANN MORGAN, FATH PROPERTIES

Jordann Morgan directly oversees 5 properties (1,893 units) and also oversees a regional manager with 6 additional properties (2,019 units) that reports to me. She is involved in all high-level decisions impacting operations for the full Ohio and Kentucky region of Fath Properties. She has been employed by Fath Properties for close to 20 years. In addition to her current role, she has held the following positions in the course of her time with Fath; leasing consultant, assistant manager, co-manager, property manager, regional manager and senior regional manager.

Jordann currently serves on the GCNKAA Board of Directors and is

the co-chair of both the NextGen Committee and the Prestige Awards Committee. She has also previously served as the AAO 5k-4-Rent chair for 2022 and 2023. Outside of the GCNKAA, Jordann is also involved in the Lakota PTO.

"I am interested in continuing to serve on the GCNKAA Board for several reasons. I feel it's crucial to continue recruiting and mentoring new associates in our field as well as providing the opportunity for continuing education. I enjoyed my time on the membership committee and would like to continue recruiting new members to join our association. I feel you are able to have insight on legislative issues while serving on the board. I would also like to continue serving in order to assist with events such as the Prestige Awards," Jordann responded.

"I have concerns about the "Tenants Bill of Rights" and what negative consequences that could pose for owners," Jordann continued in discussing what she sees as the major local and state issues impacting multifamily housing.

Jordann summarizes, "I feel that I have excellent organization skills and have proven to be successful in fundraising efforts. I'm a team player and work efficiently to get tasks completed.."

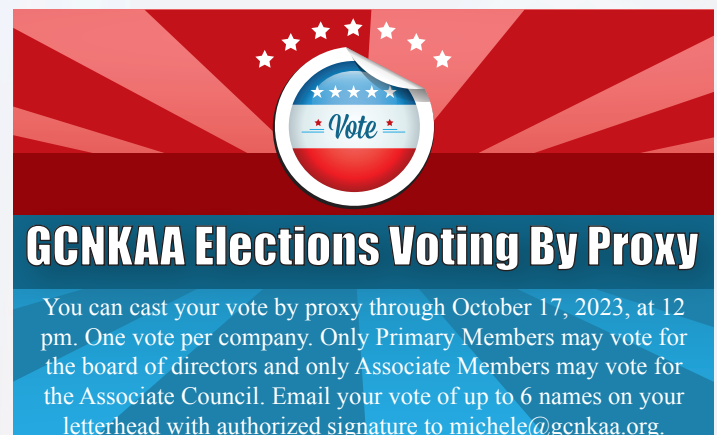
JOHN RECOB, TOWNE PROPERTIES

John is the Executive Vice President of Towne Properties where he oversees Towne's Apartments Division which includes 12,000 units in Ohio, Kentucky, Indiana, and North Carolina. He has been with Towne Properties for 14 years overseeing a wide range of property types with a lot of emphasis on valued add projects. Before Towne, John was self-employed which included brokering, appraising, rehabbing, and owning properties in Clifton and Walnut Hills.

"I want to make sure Towne Properties stays committed to the Greater Cincinnati Northern Kentucky Apartment Association. Since I haven't been too involved to this point, I feel I can bring a fresh set of eyes."

When asked what he felt were the major state and local issues affecting the multifamily housing industry, John replied, "Making sure local and state municipalities don't tax or fine the good operators and owners for their deficiencies in their budget."

His self-employment for 20 years prior to joining Towne Properties will allow him to bring a different perspective to the board of directors and help him relate better with the associate members.



The graphic features a red background with white stars at the top. In the center is a circular emblem with a white border, containing a blue field with white stars and a white field with the word "Vote" in blue script. Below the emblem, the text "GCNKAA Elections Voting By Proxy" is written in white on a dark blue background. Underneath, in a lighter blue background, is the text: "You can cast your vote by proxy through October 17, 2023, at 12 pm. One vote per company. Only Primary Members may vote for the board of directors and only Associate Members may vote for the Associate Council. Email your vote of up to 6 names on your letterhead with authorized signature to michele@gcnkaa.org."