

VOTE

2025-2026 PAA Board of Director Nominees and Election Process:

Each year association members have the opportunity to apply or nominate a member for a position on the PAA Board of Directors.

The PAA Nominating Committee reviews the nominations and selects the candidates.

Members are asked to vote annually to elect the PAA Board of Directors and Executive Chairs. Per the member approved PAA bylaws, board terms will be two-years and 50% of the board will rotate annually.

This is the Slate of Nominees for the PAA 2025-2026 Board of Directors and Executive Chairs.

The member vote to elect the 2025-2026 PAA Board will take place at this year's Annual Meeting on December 5th, 2024. Please note that we can only count one vote per member (company) so if time warrants, please speak with your co-workers to choose who will vote this year. An email containing a link to vote on an open ballot will be sent to our members who are unable to attend. If you have any questions about this process please reach out to us at info@paahq.com.

Scan the QR Code and VOTE.



www.paahq.com

Board of Directors Roles and Responsibilities

REQUIREMENTS

1. Directors shall be a natural person at least eighteen (18) years of age who need not be a resident of Pennsylvania.
2. Directors must hold a senior-level position in their respective organization and must be able to represent their organization on important industry matters.
3. Directors will serve a two-year term.

Board Pledge

As a member of the Board of Directors of the Pennsylvania Apartment Association you will pledge to uphold the highest standards of professionalism, integrity, and competence. Recognizing the critical role our association plays in the apartment industry and the broader community in Pennsylvania, you will commit to the following principles:

1. Excellence in Networking: I will engage in and foster robust networking activities, ensuring our association connects with key industry leaders, community stakeholders, and policymakers to broaden our influence and effectiveness.
2. Innovative Marketing: I commit to promoting our association through dynamic marketing strategies that highlight the value we offer, attract new members, and strengthen our public presence.
3. Strategic Resource Allocation: I will ensure that our association's resources are managed wisely, with a focus on sustainability and maximizing value to our members and their communities.
4. Developing Strategic Partnerships: I pledge to identify and cultivate strategic partnerships that enhance our association's capabilities and extend our impact. I will prioritize collaborations that align with our goals and bring tangible benefits to our members.
5. Visioning for the Future: I will actively contribute to the visioning process, helping to set ambitious yet achievable goals that drive our association forward. I will support initiatives that align with our long-term vision and respond adaptively to changes in the industry and community needs.
6. Ethical Leadership and Integrity: I will maintain the highest ethical standards, ensuring transparency and fairness in all dealings, and avoiding conflicts of interest.
7. Respect and Inclusivity: I will honor the diversity of opinions within the board and the membership, promoting an inclusive environment where all voices are heard and valued.
8. Proactive Communication: I will keep open communication channels with our members to ensure their needs are met and their concerns are addressed, fostering a responsive and member-focused association.
9. Community Enhancement: I commit to supporting initiatives that promote best practices across our industry for the benefit of all stakeholders.

EXPECTATIONS

1. Directors will make a financial donation to the PAA PAC.
2. Directors will help foster the future generation of PAA leadership.

AND THE BOARD NOMINEES ARE:



2025-2026 Term

George D. Cowden, Vice President, Sales and Marketing, Multi-Housing Depot

As the Vice President of sales & marketing, and partner at Multi-Housing Depot, George Cowden is responsible for the growth and development of the company, the hiring of new talent, and maintaining and growing relationships with key customers. George has been with Multi-Housing Depot for over 36 years and works tirelessly to bring a high standard of excellence to the multi-housing industry. He is actively involved with numerous industry associations. He is a board member at both the New Jersey Apartment Association & the Pennsylvania Apartment Association. He is also the current president of the Pennsylvania Supplier Council. George enjoys meeting all people involved with multihousing and is available and accessible to assist in any initiative related to the industry. George graduated from Temple University with a degree in Criminal Justice and a minor in Sociology. He and his wife have four beautiful children who are all actively involved in school and community affairs.



2025-2026 Term

Nicholas Fontaine, Director, Real Estate, Greystar

Nick Fontaine, Director of Real Estate for Greystar, handles operations of over 7,500 units in PA/DE. In his current role, he oversees property operations, development of new business, and leads a team of 5 regional property managers. He brings a wide range of knowledge and experience in the property management industry, including business development, corporate analysis, and on-site property operations. Nick has over 15 years of experience managing portfolios, predevelopment, new construction lease-ups, high-rise, mid-rise and mixed-use projects, resulting in a wide range of knowledge on all aspects of property management.



2025-2026 Term

Lev Kravinsky, Chief Executive Officer, Lindy Communities

Lev began his career in real estate at Morning Sky Capital, his family's investment firm. While leading the firm, he transacted in over \$1bn of real estate investments, managing acquisitions, dispositions, and financings of apartment, office, retail, and industrial properties across 10 states. In 2023, he joined Lindy Communities as Chief Executive Officer. Lindy Communities is a Philadelphia-based apartment investment and management company with investments in over 8,000 apartments. He currently serves on the Lindy Advisory Council and on the board of the Stone Creek Pointe Condominium Association.



2025-2026 Term

Brendan Katherman, Vice President, Director of Property Management, The Apartment Gallery

Since joining The Apartment Galley in 2006, Brendan has always sought continuous improvement. He obtained his real estate broker's license and an MBA while simultaneously taking on progressively expanding leadership positions within his company culminating in his promotion to Vice President, Director of Property Management. Brendan is responsible for all aspects of property management operations within his company including pricing strategies, implementation of operational initiatives, leveraging property management software solutions, hiring and retaining property management team members, capital project execution, and compliance with state landlord-tenant law.

AND THE BOARD NOMINEES ARE:



2025-2026 Term

Anne-Marie Niklaus, President, Berger Rental Communities

Anne-Marie Niklaus is the President of Berger Rental Communities with overall responsibility for the delivery of property management services across the company's apartment and commercial portfolio. Ms. Niklaus is a vastly experienced residential property management professional with a diverse background that includes a senior vice president role with Balfour Beatty Communities, a divisional vice president role with Madison Apartment Group and regional property management responsibilities for AIMCO/NHP Management, Inc. Her extensive industry work includes active participation in the Institute of Real Estate Management (IREM) where she has held the role of a Regional Vice President, a National Governing Counselor and Senior Vice President. She also maintains both a Certified Property Manager (CPM®) and Accredited Residential Manager (ARM®) designation.



2025-2026 Term

April Sample, Vice President Property Management, The Kamson Corporation

April Sample, CPM Candidate, Vice President of Property Management for The Kamson Corporation with over 20 years of property management experience. April is responsible for overseeing operations in the PA and MD markets of The Kamson Corporation. April is a CAPS and CPM candidate through the National Apartment Association and the Institute of Real Estate Management. April has served on the PAA Central Board of Directors from 2013- 2015 and the PAA East Board of Directors from 2016-2019. April was a National Apartment Association Leadership Lyceum recipient in 2019 and has served on the PAA legislative committee since 2012.



2025-2026 Term

Jim Smith, Executive Vice President and Chief Financial Officer, Campus Apartments, LLC

Jim Smith serves as a member of the senior management/investment committee and manages day-to-day financial and business operations for the multi-entity real estate management company, Campus Apartments, LLC, focusing on student housing, whose holdings encompass over 32,000 beds in 29 states, with direct reporting to president and board of directors. Jim oversees a staff of 28, which performs financial management functions for a real estate portfolio with a combined market value in excess of \$1.2 billion. Interface with various financial and lending institutions to secure financing for real estate projects. Jim is responsible for all aspects of cash management, financial reporting and consolidation, budgeting and projections for more than 75 corporations and partnerships. Jim is the point person with ultimate accountability for preparation of tax returns and financial audits. Jim excels in cultivating and maintaining ongoing relationships with leading local and national lending institutions, as well as many major brokerage, accounting (including all Big 4) and legal firms.



2025-2026 Term

Jason E. Tribue, Regional Vice President, Beacon Communities LLC

In September 2009, Jason joined Beacon as a Multi-Site Manager with oversight of Williamsburg Estates and Pheasant Hill Estates in Harrisburg, PA. He was tasked with rebuilding the teams at these communities, which he did successfully. Jason's responsibilities quickly grew when Beacon acquired Old City Hall Apartments in downtown Harrisburg in the fall of 2010, Moorhead Tower in Pittsburgh in early 2011. At this time Jason was promoted to Area Manager.

In 2014 Old City Hall, one of Beacon's few 100% market-rate properties presented new and unique challenges from day one and "The Beacon Wellness Program" was introduced at both Moorhead Tower and Park Tower. Jason was involved in these initiatives and was later promoted to Assistant Regional Vice-President. Among other on-going duties, he had primary management oversight of Park Tower during its multi-million dollar rehab with residents in place. Also, in November of 2014, he took on the responsibility of Dorado Apartments in New York which was going through a program conversation to Tax Credit as well as a full renovation. However, his most complex challenge to date has been his involvement in the NDC portfolio of properties acquired in 2017. Straddling the BRM - NDC line, Jason has direct oversight of Connecticut Plaza in Washington, DC and 4 Rural Development communities scattered in south-central Pennsylvania. His involvement in these properties has required him to know to Operating systems as well as processing a different payroll system. He is currently working 2 new properties located in the Berks County and Philadelphia Area which are Episcopal House and Guild House which are both Senior Affordable communities.

Jason obtained his Associates Degree in Business Management from Harrisburg Area Community College in 1998 and a Bachelor of Science degree in Finance from Pennsylvania State University in 2002. He is also a husband and father of a blended family of 6 children and has just welcomed his 5th Grandchild.