



2026-2027 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.

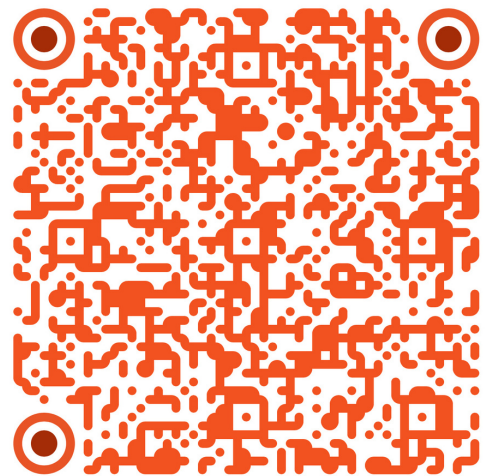
The PAA Nominating Committee reviews the nominations and selects the candidates.

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 2026-2027 Board of Directors and Executive Chairs.

The member vote to elect the 2026-2027 PAA Board will take place at this year's Annual Meeting on December 4th, 2025. 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.**

AND THE EXECUTIVE BOARD NOMINEES ARE:



2026-2027 Term

Connor Woodward, CEO, Woodward Properties, Inc

Connor has always been drawn to the multifamily industry. Having grown up in the family business, he had the luxury of learning from the best, his parents. From a young age, he worked in maintenance on school breaks and summer vacations and joined the family business full time as a property manager after graduating high school. During his time as a property manager, he earned a bachelor's degree in Finance from Saint Joseph's University and a master's degree in Property Management from Drexel University. Over the years Connor has held positions in every department at Woodward Properties, and in 2020 he was named President and CEO. At Woodward Properties, Connor oversees the day-to-day operations, identifies, underwrites, and carries out acquisitions, prioritizes company culture and works with his team to develop and execute the company's strategic initiatives. His focus is to grow the business while ensuring that the team remains committed to the WP mission to exercise the highest levels of pride integrity and passion while providing quality apartment homes in well maintained properties at an affordable price. In addition to his responsibilities at Woodward Properties, Connor is highly engaged in the industry and serves on the Board of Directors of the Pennsylvania Apartment Association.

Outside of business, Connor enjoys spending quality time with his beautiful wife Kait, and their two young children, Reagan and Wyatt who are all die hard Eagles fans and love spending summer weekends down the shore in Ocean City NJ.



2026-2027 Term

Lisa Delgado, Vice President of Asset Management, Boyd Wilson

Lisa Delgado, CAPS, Vice President of Asset Management, she is one of the principles of Boyd Wilson, LLC and has over 25 years of real estate and property management experience. Lisa oversees the core business and operational functions of Boyd Wilson. Lisa holds the Certified Apartment Portfolio Supervisor (CAPS) designation through the National Apartment Association and is a CompTIA A+ Certified Professional. Lisa was the President of the PAA Central (2012-2013), Vice President (2010-2011) and Treasurer (2008-2009). She was the Vice President of the Pennsylvania Apartment Association (2011-2013). She served as a Pennsylvania Apartment Association delegate for the National Apartment Association Assembly of Delegates (2010-2014), she was a NAA 2011 Leadership Lyceum Recipient, she served on the PAA legislative committee, PAA Central strategic planning, membership and legislative committee and she is a member of the National Association of Realtors. Lisa served on the PAA Board of Directors 2020/2022, Co-Chaired the Membership committee, served on the education committee and was the PAA Liaison for the PAA Central Regional Advisory Committee. Lisa was elected as a NAA Regional Vice President for Region I to serve on the NAA Board of Directors for the 2023/2024 term.



2026-2027 Term

Linda Hart, Chief Financial Officer, Scully Company

Linda Hart brings over 30 years of experience in finance and accounting to her role as Chief Financial Officer at Scully Company. Her specialties include commercial real estate and construction, directing the fiscal functions of the company, creating financial operating controls, leading financial analysis, ensuring the safeguarding of assets, supervising cash flow, and leading short to long-term strategic planning and business development initiatives.

In her free time, Linda finds joy when she's gardening, riding her bike and working on DIY projects with her husband and three daughters..

Linda holds a Bachelor of Science in Accounting from St. Joseph's University in Philadelphia.



2026-2027 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,



2026-2027 Term

Matt Wolf, Senior Vice President, The Kislak Company

Matt Wolf joined The Kislak Company Inc., in 2017 after a decade of success in the commercial real estate industry. He specializes in the sale of multifamily and other investment properties in central and eastern Pennsylvania. In 2020, he earned the Jay I. Kislak producer of the year award and in 2021, he was named senior vice president after exceeding \$100 million in sales for the second consecutive year.

Mr. Wolf holds a Bachelor of Science degree from St. Joseph's University. He earned the Certified Commercial Investment Member (CCIM) designation in 2017 and is a licensed real estate broker in the Commonwealth of Pennsylvania.

He serves on the regional advisory board for the Pennsylvania Apartment Association and the St. Joseph's Real Estate Alumni Association. He is also a member of the National Multifamily Housing Council and the New Jersey Apartment Association.

AND THE BOARD NOMINEES ARE:



2026-2027 Term

Laura Beyer, Vice President of Property Management, Metopolitan Management Corporation

I was welcomed to MMC as a catalyst to usher the organization into the next generation of management. I am entrusted with all operational aspects of a 3,000-unit portfolio encompassing 19 multifamily assets as well as a commercial portfolio of half a million square feet, valued in excess of half a billion dollars.

Charged with assessing, modernizing, and improving upon the family-operated business of 40+ years, I am evaluating every component in place today to improve it for tomorrow. This includes the thoughtful engagement of technology.

While seeking to empower and stimulate the 100+ existing team members, I simultaneously spearhead recruitment efforts to keep our bench evergreen.

In addition to operational oversight and project management, I also focus on implementing core values and cultural framework that engages our team members personally and professionally. While operating in increasingly competitive markets, I directly oversee all aspects of our marketing campaigns from digital search to online reputation management.

In addition, Laura was a committee member on the GenNow & Legislative committees (2019-2023), is an approved instructor for PAA, and regularly attends events for PAA.



2026-2027 Term

Jessica Coursey, Director of Operations and Compliance, Trek Development

Jessica Coursey has over 25 years of experience in the multifamily real estate industry. Her expertise spans all stages of the real estate cycle, including stabilized operations, lease-ups, full renovations, RAD Conversions and development consulting. Jessica is recognized for her ability to lead high-performing teams, drive operational excellence, and develop the next generation of industry leaders.

Currently serving as Director of Property Management at Trek Development, she oversees a diverse portfolio encompassing market rate, HOME, HUD, PBV, PBRA and LIHTC properties. Known for her strategic leadership and operational rigor, she has consistently delivered superior results, including NSPIRE and MOR scores of 99.

Jessica holds multiple industry certifications including COS, C3P, HCCP, CAPS, CAM, and NALP, and is a licensed insurance agent and certified change producer. Her career is marked by measurable successes—turning around underperforming assets, achieving full occupancy in challenging markets, and earning accolades such as the Regional Manager of the Year.

Jessica is deeply involved in industry organizations, she currently serves on the WRAC Council for Pittsburgh and previously served on the board for the AASI and participated in multiple apartment association committees and panels. With a passion for mentorship, operational efficiency, and resident satisfaction, Jessica brings a balanced, value-driven approach to every aspect of her work.



2026-2027 Term

Marina Dikos, Executive Vice President, Chief Financial Officer

As Chief Financial Officer at Morgan Properties, Marina oversees accounting, budgetary, treasury, compliance, and financial due diligence. She is also responsible for the development of corporate accounting policies and procedures and the implementation of financial controls and reporting across the company's teams in King of Prussia, Pennsylvania and Rochester, New York.

Marina previously served as Morgan Properties' Senior Vice President and Chief Accounting Officer. She has over 30 years of experience and brings a wealth of both accounting and industry knowledge. Prior to joining Morgan Properties in May 2021, Marina served as Senior Vice President and Chief Accounting Officer at Balfour Beatty Investments Inc. (BBI), where she was responsible for overseeing the accounting and finance department of the US division, budgeting, forecasting, and internal and external audits. She also previously held positions with the accounting firms KPMG and Arthur Andersen LLP.

Marina received a Bachelor of Arts degree from Gettysburg College in Business Administration and Management. She is a Certified Public Accountant (CPA) with the American Institute of Certified Public Accountants and the Pennsylvania Institute of Certified Public Accountants.

Outside of work, Marina enjoys outdoor activities such as swimming, hiking, and yoga, as well as traveling, spending time with family and friends, and volunteering at local charitable organizations.



2026-2027 Term

Ashley Fe Mlodzinski, Business Advisor, Zillow Rentals

With over 13 years of experience in the multifamily industry, I am a marketing and sales executive specializing in digital marketing and property management solutions. Currently, I serve as a Business Advisor for the Major Market Rentals team with Zillow Rentals and hold many roles within the PAA.

AND THE BOARD NOMINEES ARE:



2026-2027 Term

David Friedman, President, Friedman Realty Group

Senior executive with 17 years leading multifamily apartments, with a proven track record of driving growth, implementing progressive policies, and building award-winning cultures. Experienced in organizational development, financial and asset management, strategy development and execution, and change management. Brings a thoughtful and pragmatic approach to execution with a focus on communication and collaboration.



2026-2027 Term

Samuel M. Goldstein, Board of Directors, The Galman Group

Samuel M. Goldstein, CPA - Former President and current board member of the Galman Group was one of the principals since 1988. With over 30 years of real estate experience in the multifamily sector focusing on property management and development. Sam holds dual master's degrees from Villanova University (Taxation) and New York University (Real Estate). He currently serves on the PAA Board as well as the PAA legislative, finance and audit committees.



2026-2027 Term

Brad Mowbray, Sr. Vice President and Managing Director, Residential Division, High Real Estate Group

Brad Mowbray is the Senior Vice President and Managing Director for the Residential Division at High Real Estate Group. Brad is a knowledgeable and respected real estate executive with leadership over the acquisition, development, and daily operation of residential communities. Mr. Mowbray has a proven track record guiding cross-functional teams to implement and execute real estate investment strategies. Brad is talented at sourcing deals and forging new relationships with debt and equity capital partners, having transacted over \$1.9B in deals. As a Senior executive he is responsible for growing the residential real estate portfolio within a diverse conglomerate. He leads a team of 55 co-workers with an annual responsibility overseeing \$48M in revenue and \$4M in capital projects. Brad Mowbray is responsible for developing and implementing the strategic vision for the residential portfolio.



2026-2027 Term

Alexander Stefanelli, Chief Financial Officer, The Westover Companies

Alexander Stefanelli is the Chief Financial Officer at The Westover Companies, where he manages all the company's financial functions including accounting, treasury, corporate finance, and acquisitions. He also leads all human resources and IT activities. His career spans more than 25 years of varied experience from property management, real estate, financial services, and manufacturing industries.

Before joining Westover, Stefanelli served as EVP of Finance for PrintMail Systems, the leader in print and electronic communication solution for Financial Institutions. Prior to that, he served as CFO to Keane, the leading provider of full-service unclaimed property compliance solutions where he helped lead the company back into profitability and sold the company to a strategic buyer.

Outside of work, Alex enjoys running and playing golf. He lives in Douglassville PA with his wife and two children. Alex received his BA in mathematics from Millersville University and his MBA in accounting from Saint Joseph's University.