

Clearwater HOA Board Candidate's Bios

1. Marc Alderfer

Candidate Biography:

- 37 Year career in the Chemical Industry, currently employed with Avient Corporation and previously employed with Clariant Corporation
- Eastern Shore resident for 31 years in Talbot & Worcester counties.
- Property owner in Ocean City, MD for 25 years.
- Current HOA President of Majorca II Condominiums in Ocean City MD.
- I'm interested in serving on the Clearwater HOA to offer experience in HOA management & to ensure maintenance and enhancement of the community.

2. Nancy Janssen

Hi everyone,

I'm Nancy Janssen, resident of Clearwater for 5 years now. And a resident in the Bethany Beach / Ocean View / Frankford area for the past 36 years. I am wanting to be involved in our community as best as I can to help maintain our community as the long-term success it has been these past 25+ years.

I look forward to working with the homeowners here to help keep our properties as competitive within our 2-to-3-mile beach location as any other development surrounding us.

Thank you for your consideration,

Nancy

3. Larry Long

Hi Clearwater Community,

I would like to introduce myself to the community. My wife Michelle and I moved to the Clearwater community in 2019 as full-time residents. Our love for the beach and love for community is what brought us to the Bethany area.

We have two children and six grandchildren who are very dear to us. Our daughter Tiffany is married with three children, and our son Chad is married with three children.

I am currently working at Schneider Electric, responsible for establishing relationships with potential customers and partners, and I am experienced with effective time management

and organizational skills. I have a background in the electrical and mechanical industry with 30 years of experience in these areas; hands-on field work, management, sales.

My background has equipped me with good communication and presentation skills, written and spoken.

I've served on the board for the last two years and held the position of President for this current year.

I would greatly appreciate the opportunity to continue to serve on our board.

Thank you,

Larry Long

4. Shawn Mitkowski

Dear Members of the Homeowners Association,

I am submitting my self-nomination to continue serving on our HOA Board. It has been a privilege to contribute to our community, and I am eager to build on the progress we've made together.

Summary of Key Qualifications

- Current HOA Board Member with a strong understanding of community governance and operations
- Chairman of the Architectural Review Board, ensuring compliance with design standards and supporting homeowner improvements
- Former HOA President (2004–2006) of a homeowner-led association, with experience in leadership, budgeting, and community engagement
- Business-minded approach to HOA management, emphasizing transparency, efficiency, and accountability
- Strong communication and organizational skills, with a focus on collaboration and resident satisfaction

Current Roles and Responsibilities

In addition to my current board service, I also serve as the Chairman of the Architectural Review Board, where I help ensure that our community maintains its aesthetic standards and architectural integrity. This role has allowed me to work closely with homeowners and support thoughtful improvements that align with our HOA guidelines.

Past Experience

I bring both current experience and historical perspective to the role. I previously served as President of a homeowner-led HOA from 2004 to 2006, where I gained valuable insight into community leadership, budgeting, and resident engagement.

Commitment to the Community

As a board member, I remain committed to:

- Ensuring responsible management of our community's resources
- Encouraging open communication and resident involvement
- Supporting initiatives that enhance property values and quality of life

I would be grateful for the opportunity to continue serving and representing our community's best interests.

Sincerely,

Shawn Mitkowski