

Amy B. Hiltzik  
Candidate for HIOA Board of Directors



The purpose of this biography is to share information on my qualifications as a candidate, and I'd like to begin by discussing the role of the Owner's Association and its Board of Directors.

The Harbor Island Owner's Association is responsible for managing the island's Common Areas, which are owned by the Association and are the shared property of all of the owners of lots, houses and condominium units on the island. As a private, gated community, Harbor Island enjoys the ability to preserve these Common Areas for the sole use of the owners and restrict access to the island. In return, the owners share in the cost of maintaining and improving these Common Areas, which we all know is a considerable task. Most of the work of the Association is done by the small group of staff members who we all see at work daily on the island. The Board of Directors is the entity charged with managing the affairs, funds and property of the Association on behalf of all owners.

Each Board is faced with the same basic fiscal realities – 1) costs will inevitably rise with inflation while the number of member properties is fixed, 2) members have diverse reasons for owning property on the island, 3) the Association property suffers wear and tear from use and the coastal environment and 4) membership dues and usage fees are the only mechanisms set up in the by-laws to pay for maintaining the Common Areas. There is no mystery as to where the money goes - it goes for personnel, supplies, insurance, utilities and equipment. The only way to materially change these costs is to change what activities the association pays for, how these are done, or how much common property is owned by the Association. The only way to materially change the funding of the Association is to change the annual assessment amount or the level of fees charged to users of Association property (facilities, road/security access, etc.) The work of the Board is mainly to determine what activities the Association can afford to do among all the things the membership would like to see done to make the island's Common Areas most useful and enjoyable, to determine what owners and users of Association property must pay to fund these things, to help the staff make sure that everything is done as efficiently as possible and to enforce the covenants and by-laws of the Association.

I have served on the Association's Finance Committee since 2005 and have seen the financial issues the Board faces in economic boom times as well as the current downturn. Dealing with each requires objectively reviewing the facts and options available and selecting the best path forward to achieve the objective of the Association – maintaining the Common Areas of the island for the well-being of the membership community.

My professional background is in corporate strategy and finance, and I have no business interest on Harbor Island beyond the long term value of my property and the small number of rentals that we do to partially offset the costs of our second home – a villa in the M building. My husband and I live and work in Charleston, SC and visit Harbor Island frequently. We manage our own rentals and use the villa ourselves about 30 weekends a year, so I understand the perspective of owners for whom rental income is necessary to afford their island property, as well as those who seek to spend relaxing time on the island either as part or full-time residents.

This year, I have become a candidate for the Board of Directors because I believe that my experience in finance and accounting, my tenure on the HIOA Finance Committee and my commitment to fact-based problem-solving will all be of benefit to the Board in meeting its responsibility to the Association membership. Please feel free to check with those who know or have worked with me on the island including members of the Finance Committee, the current and previous Board and members of the island staff. I hope that you will take the time to review all of the candidate biographies and to vote to ensure that our Board has the type of skills and objective outlook it needs to manage our common property in a way that enhances the long-term beauty, enjoyment, and value of Harbor Island.