



## **Point O'Woods Association – Point O'Woods, New York**

### **General Manager**

Point O'Woods is a multigenerational private island community firmly committed to the spirit of family life. This unpretentious, quiet place is located in a beach setting of natural beauty that occupies 200-acres of Fire Island, NY. The Community of 133 summer homes, staff housing and Community buildings is managed by the Point O'Woods Association, a cooperative corporation governed by the Board of Directors.

Community amenities and services include a yacht club, church, volunteer fire department, meeting hall for social activities, grocery store, candy store, post-office, a tennis complex with eleven courts, a grass ball field, swimming beaches, and marina. The Club at Point O'Woods, a separate entity within the Community featuring a 6,000 square foot clubhouse, operates a private dining facility. The Association owns a parking lot and dock facility in Bay Shore, Long Island, and operates its own ferry to and from Point O'Woods. The Club, Church, Ferry and Assembly (the social and camp activities organization) have separate Boards but operate under the umbrella of the Association.

Point O'Woods opens for its homeowners, renters and guests in April and closes in late October. Most of the programmed social events take place during July and August. Total gross revenues are \$5 million, of which real estate assessments constitutes \$3 million. The General Manager and a few members of the full-time staff reside in the community year round, but almost all homeowners' cottages are closed off-season. There are 50 employees in season and 12 in the off-season.

The General Manager reports to the President of the Board of Directors of the Association and will actively participate in long range planning with the Board of Directors and its committees on all issues at their direction. The General Manager is responsible for the management of the Community's full-time and seasonal staff and oversees the Community's on/off season activities subject to the direction of the President and works cooperatively with the Club's Board and the Community's Assembly to oversee staff and volunteers.

The General Manager is responsible for the maintenance, management, and security of all Association facilities, structures and property rights to ensure all are kept in good order, meet any code and safety requirements, and meet the Community's aesthetic and health/safety standards. Together with the Treasurer and the Controller, The General Manager will supervise the Association's finances. The General Manager represents Point O'Woods in dealings with township, county, state and federal agencies and must become familiar with, and monitor compliance with all laws and regulations pertaining to Point O'Woods. Ideal candidates will have experience in facility management engineering, project management, marine operations and environmental regulations and a desire to live on the water. Candidates should be comfortable working and living on a barrier island environment with fluctuating activity reflective of the seasons.

The position requires a proactive and motivational leader with a professional demeanor and communication skills to deal effectively with the invested Board and committees and with homeowners, family members, renters, guests, staff, contractors, regulatory authorities and suppliers. He/she must be committed to and have a high level of involvement with the Community. The senior staff is very tenured and committed. Clear understanding of and belief in core values such as honesty, integrity, equity, transparency, and a commitment to the traditions and values of the Community is also important. The ability to win the respect and confidence of the homeowners is essential to success in this role. Candidates with property owners' association experience and a CAM certification would be a plus. This is very much an asset management position with little or no relevance to Food & Beverage programming.

**Compensation:** The Association will offer a competitive compensation package commensurate with qualifications and experience including a base salary, an incentive based bonus opportunity, comprehensive health insurance, 401k benefits with matching contributions, a vehicle and year round housing.

Interested and qualified candidates should complete the online candidate profile form and submit a compelling cover letter and resume for consideration at <http://denehyctp.com/submissions/>. If you have any questions or need further assistance, please email Alison Savona at [alison@denehyctp.com](mailto:alison@denehyctp.com).

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