

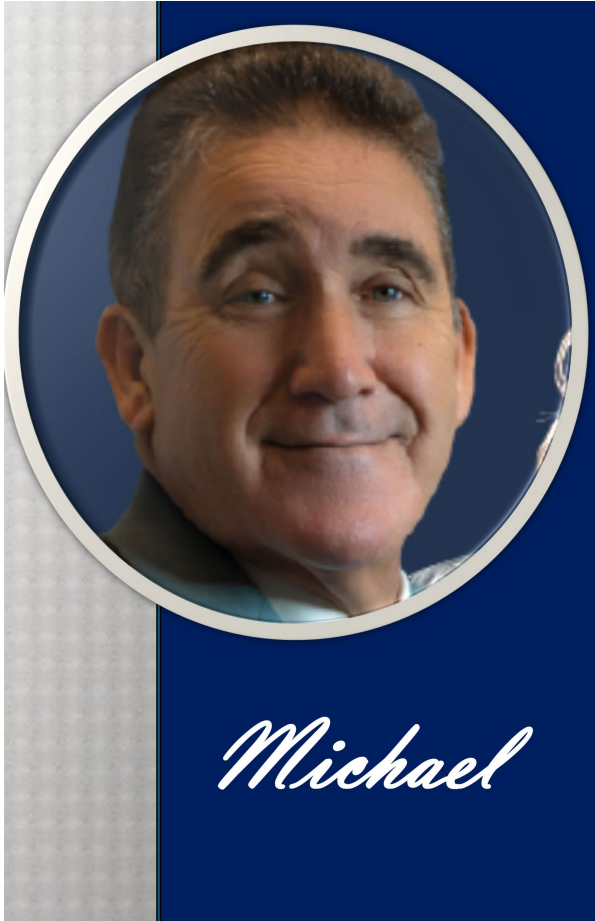
From:
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From: Frank Billings <frank.billings1959@gmail.com>
Sent: Thursday, January 15, 2026 6:41 AM
Subject: THE NEW BOARD OF DIRECTORS FOR BORS



Hi, I'm a retired owner with a fully paid-off unit. Don't be fooled by my picture. This was about 15 years and 40 pounds ago. I don't care about fiscal responsibility because I purchased at the bottom of the market. I publicly characterized the sitting board as supportive of short-term rentals in 2024 and intent on turning the property into a condo hotel. While I knew this characterization was exaggerated and unsupported by formal board action, it proved effective in shaping owner sentiment.

Rather than reconsider the narrative in 2025 when it became clear that no such plan existed, I doubled down. I supported litigation not primarily to resolve a genuine legal dispute, but to maintain political pressure and reinforce the storyline that benefited my position. I rationalized this approach by telling myself that protecting the building justified aggressive tactics, even if the legal action itself was unlikely to succeed on the merits.



Hi, I've run for the board of directors before, but I never received more than a couple of votes. For some reason, I keep trying. Since I've met my new friends in the building, they called and bullied people to vote for me and my fellow board members. I'm also suing the association, but to be honest, I have a hard time keeping up with things. Figuring out how to vote electronically took a lot of effort. I'll just do whatever I'm told.



I moved into the building and didn't take the time to read any of the condo documents or the rules and regulations. I started getting very upset when I noticed black people I assumed were associated with short-term rentals in the building.

I'm willing to lie and make wild accusations in order to smear and discredit anyone who doesn't agree with me. I'm also suing the association and hope that now that I represent the association on the board of directors, I can have the association repay me for my attorney's fees.



I've been involved in the building for about ten years, which means I've had a hand in most of the drama from the beginning. I don't do much, and I'm perfectly fine raising HOA fees year after year as long as it doesn't require much of my time.

The only reason I agreed to run is because I have a close personal relationship with the master association management. I don't intend to represent the South Tower at all. I'll allow the master manager to continue harassing residents regarding parking and packages.

I don't care if the pools are unusable and couldn't care less about the construction next door.

The only thing I might do is steer the front desk security contract to Maritza's husband Eddie. I'm all about handouts to my friends and family.