

**Print**

**Advisory Board & Committee Interest Form - Submission #21874**

**Date Submitted: 4/20/2023**

**Last Name\***

Chukajian

**First Name\***

Ash

**District # You Live In.\***

1

**Home Address\***

750 Polk st

**City\***

Hollywood

**State\***

FL

**Zip Code\***

33019

**Home Phone**

**Cell Phone**

786-454-0100

**Email Address\***

Ash@limitlesscapital.com

**Owner or Renter \***

Owner

**Number of years as city resident\***

1

**Are you registered to vote in Broward County?**

\*

No



**Education (highest degree / level)**

Bachelors

**Occupation\***

Fund manager

**Work Phone**

**Business Name\***

Limitless Capital

**Business Address**

**City**

**State**

**Zip Code**

**Identify the board / committee(s) to which you request appointment (Please rank in order of preference)**

**Selection (1)\***

Marine Advisory Board



**Selection (2)\***

None



**Selection (3)\***

None



**Selection (4)\***

None



### **Affordable Housing Advisory Committee - Questions\***

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Please answer these five questions above. 1. In your opinion what is the greatest challenge to keeping housing affordable in Hollywood? 2. Which of the following disciplines are you most skilled? • Home Purchase Education, • Housing Market Employment, • Housing Market Stability, • Affordable Housing Construction, \* Affordable Housing Activism. 3. Which of the following disciplines are you most passionate? • Ownership Housing Affordability, • Rental Housing Affordability, • Housing Market Stability, • New Housing Construction, \* Fair Housing. 4. What (if any) life experience motivated you toward volunteerism? 5. What role does housing diversity play in Hollywood's economic health?

### **African American Advisory Council - Questions\***

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Please answer these five questions above. 1. What is the greatest challenge facing the African American Community in Hollywood? 2. How many hours per month can you dedicate to AAAC initiatives? 3. Which of the following disciplines are you most skilled? \* Education, \* Employment, \* Economics, \* Cultural Awareness, \* Housing. 4. Which of the following disciplines are you most passionate? \* Education, \* Employment, \* Economics, \* Cultural Awareness, \* Housing. 5. What (if any) life experience motivated you toward volunteerism?

### **Artwork Selection Committee - Questions\***

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Please answer these five questions above. 1. What are your primary interest in City Government and City Services? 2. Why do you want to join the Artwork Selection Committee? 3. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 4. Are you available to attend regular committee board meetings scheduled for the Second Monday each month at 5:30pm? 5. What is your one area of highest interest related to the Arts within the City of Hollywood?

### **Civil Service Board - Questions\***

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Please answer these five questions above. 1. Describe your involvement with establishing, reviewing and interpreting policies and procedures? 2. Describe your involvement in employment practices including interviewing, testing, hiring, selection and promotion, demotions, transfers, etc. 3. Describe your knowledge of Civil Service and its purpose. 4. Why do you want to serve on this Civil Service Board? 5. Are you a continuous resident of and continuous registered elector in the City of Hollywood?

### **Community Development Advisory Board - Questions\***

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Please answer these five questions above. 1. Do you reside in a low and moderate income (LMI) neighborhood in Hollywood per the most recent US Census data? A Hollywood LMI Map is located at [www.hollywoodfl.org](http://www.hollywoodfl.org) on the Community and Economic Development webpage. 2. What Community Development issues do you believe are the most important to Hollywood? 3. What is your definition of a healthy neighborhood? 4. What do you believe is the vision and primary work of the Community Development Advisory Board? 5. What do you believe uniquely qualifies you to serve on the Community Development Advisory Board?

### **Education Advisory Committee - Questions\***

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Please answer these five questions above. 1. What are the current challenges facing education? 2. What is your vision for education in Hollywood? 3. What do you see as the primary work of the Education Advisory Committee? 4. With only one meeting a month, the Committee is limited in what it can do. How does/should the Committee decide what's most important? 5. How can the Committee know if its mission and goals are being accomplished?

### **Employees' Retirement Plan - Questions\***

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Please answer these five questions above. 1. Are you familiar with the State's Sunshine Laws (Chapter 119 of the Florida Statutes)? 2. Are you available to attend in person regular monthly Board meeting (typically held the 4th Tuesday of each month)? 3. What knowledge, skills and/or abilities will you bring to the Employees' Retirement Plan? 4. What do you believe are the responsibilities of a trustee on a municipal retirement plan board? 5. Are you familiar with municipal defined benefit retirement plans and/or have previous experience serving on a municipal retirement plan board?

### **Firefighters' Pension Board - Questions\***

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Please answer these five questions above. 1. What knowledge, skills and abilities would you bring to the meetings? 2. What experience do you have with firefighter pensions? 3 What is your financial background? 4. How many years have you lived in Hollywood? 5 How familiar are you with local retirement systems?

### **General Obligation Bond Oversight Advisory Committee - Questions\***

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Please answer these four questions above. Why do you want to join the GO Bond Oversight Advisory Committee? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. 3. Which Bond interests you the most? Public Safety? Parks/Golf/Open Space or Neighborhoods & Resiliency? 4. What is your perspective on city quality of life, healthy neighborhoods, economic development & a strong tax base?

### **Historic Preservation Board - Questions\***

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Please answer these five questions above. 1. How have you prepared yourself to serve on the Historic Preservation Board? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. \* Personal experiences, \* Professional experiences. 3. What is your perspective on balancing growth of the City's tax base, within the Historic Districts, while maintaining neighborhood stabilization? 4. How would you balance historic architecture with modern architectural styles? 5. What do you like about the City's different Historic Districts?

### **Hollywood Centennial Celebration Committee\***

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Please answer these five questions above. 1. What is your primary interest in serving on the Committee? 2. What is your financial/accounting background? 3. What knowledge, skills and abilities would you bring to the meetings? 4. What other organizations and/or associations were you previously, and/or currently involved with? 5. Are you available to attend regular committee meetings? (dates to be determined by all members)

### **Hollywood Housing Authority - Questions\***

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Please answer these five questions above. 1. In your opinion what is the greatest challenge to keeping housing affordable in Hollywood? 2. Which of the following disciplines are you most skilled? \* Property Management, \* Affordable Housing Administration, \* Housing Market Stability, \* Affordable Housing Construction, \* Affordable Housing Activism. 3. Which of the following disciplines are you most passionate? \* Property Management, \* Rental Housing Affordability, \* Housing Market Stability, \* New Housing Construction, \* Fair Housing. 4. What (if any) life experience motivated you toward volunteerism? 5. What role does housing diversity play in Hollywood's economic health?

### **Marine Advisory Board - Questions\***

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1) I'm an avid boater and owner of two waterfront properties in Hollywood

2) preserving cleanliness and beautifying our waterways and the marina

3) yes . With pleasure and if needed I'm able to dedicate additional volunteer time to implement our cause

4) I'm only a boater and enjoy spending time on the water in all of my free time

5) Hollywood has the most potential of becoming the best , cleanest , nicest in south east Florida . By creating a plan to beautifying our waterways and the marina more capital will inflow from residents and project developers .

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Please answer these five questions above. 1. What is your involvement with the City of Hollywood's Waterways? 2. What will guide your decisions on this board? 3. Are you able to dedicate 2-3 hours a month to attend the meetings? Attendance is paramount to this Board being able to get things done. 4. Are you currently or have you been a boater, marine industry professional or involved in any other marine related industry? 5. What is your vision for the city of Hollywood's Waterway system?

### **Parks, Recreation & Cultural Arts Advisory Board - Questions\***

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Please answer these six questions above. 1. How many events have you attended in the past year at any of the parks and athletics facilities in the City? 2. How many City-sponsored special events have you attended for the past year? 3. Are you available to attend regular Board meetings? Regular meetings are on the 1st Thursday of the month for 8 months per calendar year. 4. What is your one area of highest interest related to the parks, recreation and cultural arts for the City? 5. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 6. How does parks, recreation and cultural arts contribute to quality of life?

### Planning & Development Board - Questions\*

Please answer these five questions above. 1. How have you prepared yourself to serve on the Planning and Development Board? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. \* Personal experiences, \* Professional experiences. 3. What is your perspective on balancing growth of the City's tax base while maintaining neighborhood stabilization? 4. What recent developments within the City are most proud of? 5. What is a Comprehensive Plan?

### Police Officer's Pension Board - Questions\*

Please answer these five questions above. 1. What is a fiduciary? And what is your responsibility to the police pension plan as a fiduciary? 2. What is the Sunshine Law? 3. What is Asset Allocation & Diversification? 4. Explain the history of Chapter 99-1 and Chapter 185? 5. Define the role of the Actuary and the Auditor?

### Sustainability Advisory Committee - Questions\*

Please answer these five questions above. 1. Why do you want to join the committee? 2. Have you attended any committee meetings? If so, how many? 3. What knowledge, skills, and abilities would you bring to the committee if appointed? 4. What other organizations, clubs, or associations are you involved in? 5. Are you available to attend regular committee and subcommittee meetings? Regular meetings are held monthly with subcommittee meetings held as needed. 6. What types of projects would you like to see the committee work on?

### Young Circle ArtsPark Advisory Board - Questions\*

Please answer these five questions above. 1. What are your primary interest in City Government and City Services? 2. How many ArtsPark events have you attended within the past year? 3. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 4. Are you available to attend regular committee board meetings scheduled for the Second Tuesday each month at 5:30 pm? 5. What is your one area of highest interest related to the ArtsPark at Young Circle?

Are you interested in serving on more than one board/committee?\*

Yes

If so, how many?\*

2



Applicant must attend at least one board/committee meeting prior to consideration of application for every board applied. Please list board/committee meetings you attended in the last year?\*

Marine

**Are you currently on a County or City Board?\***

No

**If yes, please describe**

**If you are applying for a board / committee, which has specific requirements / categories, please detail how your background and/or experience meets the required criteria.\***

I don't believe there are requirements but my love and experience on the water and my financial background and leadership will help to push our agenda forward

**Please describe your professional and/or volunteer experience or background, which best qualifies you for selection to the board / committee.\***

I have been on financial and business committees for the last 20 years . Working with the city governments and seeing how cities evolve helps me understand the needs for the future for beautifying and preserving our waterways .

**Are you presently employed by the City of Hollywood?\***

No

**If so, in what capacity?\***

No

**Attach Resume (only .doc and .pdf files)\***

Ashot Chukajian resume.docx

# Ashot Chukajian

4045 Sheridan Ave #302, Miami Beach Fl 33140

786-454-0100

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## Professional in Real Estate, Finance and Management

Successful entrepreneur, accomplished business owner and a leader in the field of real estate and finance with over a 15 year career. Results oriented, focused on success with a track record of several startups, management and leader positions in Real Estate, Insurance and Finance sectors.

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## Skills and Abilities

Fluent in Spanish, Armenian, Russian and some Italian

Licensed as a lender and Real Estate Broker in the State of Florida

Skills include complex financial model generation, underwriting, project and company management, merger and acquisition structure, negotiations, acquisitions, valuation of real estate and companies, risk assessment

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## Professional Experience

### Vanguard Companies, Inc.

2011 – Present

President/Founder

Real estate investment, holding, management and acquisition company. Since the foundation of the company in 2011 company has been actively invested in distressed and value add investment properties.

Simultaneously structured and participated as an equity partner, lender, developer and a manager in various successful commercial real estate ventures. Since commencement has been involved with over \$350 Million worth of real estate transactions directly and has negotiated and structured deals worth over a \$750 Million on behalf of the clients

### Omega Realty Partners, LLC

2014 - Present

Broker / Founder/ President

Omega Realty Partners is a Subsidiary of a publically traded company Omega Commercial Finance Corp. Company focuses on representing institutional grade properties and clients mostly focusing in commercial real

estate sector. Some of the other services include Debt and Equity structure, Acquisitions, Negotiations, Buyer/Seller representation, Disposition, Leasing and Management. Core business is focused in Miami Financial District / Brickell, Miami Beach and the Tri County Region. Clients include Developers, Family Offices, Private Equity Firms, Foreign and Domestic private investors.

## **Debt Buyers Network Fund**

2007-2011

Partner/Manager

A fund was created with wealthy private capital investors with a focus of acquisition of non -performing and distressed commercial debt directly from bank. The Real Estate and Financial Crash created a tremendous opportunities for acquisition of distressed assets at massive discounts. With my leadership we were able to purchase and/or trade directly from local and national bank, REITS and Funds distressed mortgages in a volume of over \$550Million within 4 year period. Responsibilities included coursing, underwriting, negotiating, completing the acquisition, stabilizing and disposition of the single asset or a pool of notes or assets.

## **Phoenix Companies, Inc.**

2005-2007

Founder/ Broker/ President

Residential Real Estate Brokerage Company representing mostly developers of preconstruction housing in Palm Beach County. Responsible for Marketing, Management, Brokerage, Negotiation, Closing of over 400 preconstruction homes in a 2 year period.

**Presidential Realty, Inc.**      2003-2005 Real Estate Sales Associate/ Office Manager

**NIM Insurance, LLC**      2003-2005 Life and Health Insurance State Representative

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**Northridge State University** Business Law, Business Administration  
**Herbert Hoover High School** , Glendale Ca, Graduated with Honors

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