



Safer Behaviors
Connecting plans and outcomes

LETTER OF SUPPORT

10/17/2025

To Whom It May Concern,

It is my pleasure to provide this letter of support for Brett Bedwell and Bedwell Property Group. I have had the privilege of knowing Brett for many years, both personally and professionally, and I can speak with complete confidence about his integrity, work ethic, and capability.

As treasurer of the Townlake Hills HOA Board and President of the Townlake ROA Board, I serve in a governance role for a master-planned community consisting of more than 800 homes and a community governance role for over 3,000 homes. In that capacity, I work closely with property management professionals on a wide range of operational, financial, and community engagement initiatives. Based on my extensive experience, I can say without hesitation that if Brett were located closer to our community, he would be my first choice to manage both Townlake Hills HOA and Townlake ROA.

Brett's background as a Certified Public Accountant with an MBA in Real Estate and Finance provides a rare and valuable combination of financial rigor and strategic vision. His accounting expertise ensures strict fiscal accountability, transparent reporting, and compliance with all governing documents and applicable regulations. His real estate and finance education, coupled with hands-on experience in property management, allows him to balance short-term operational needs with long-range capital planning and risk management.

In our interactions with Bedwell Property Group, Brett has demonstrated a methodical and proactive approach to governance and maintenance. Key examples include:

- **Financial Stewardship:**
Brett consistently translates complex financial data into clear, actionable insights for HOA boards. His budgeting discipline and meticulous variance analysis have helped our board prioritize capital projects, optimize reserve funding, and avoid unnecessary debt.
- **Contracting and Vendor Oversight:**
He conducts rigorous due diligence on vendors, negotiates favorable terms, and implements performance metrics to ensure high service levels and accountability. This has led to stronger vendor partnerships and measurable improvements in common-area maintenance and safety.
- **Communication and Responsiveness:**
Brett emphasizes timely, transparent communication with residents and the board. When issues arise, he provides well-organized status updates, actionable timelines, and contingency plans, which have significantly reduced confusion and response times.
- **Stakeholder Collaboration:**
He builds consensus among diverse stakeholder groups, including residents, committee leaders, and municipal partners. His collaborative style fosters trust and reduces conflicts, enabling smoother project approvals and smoother implementations.
- **Operational Excellence:**
Brett's hands-on management philosophy emphasizes preventative maintenance, risk management, and data-driven decision making. This has contributed to more reliable service delivery and better overall community experience.

Brett's leadership extends beyond day-to-day operations. He brings a strategic perspective to master-planned communities, including:

- **Long-term Reserve and Capital Planning:**
His experience with reserve studies and lifecycle budgeting ensures sustainability and reduces unexpected special assessments.
- **Compliance and Governance:**
He maintains rigorous oversight of governing documents, fair housing considerations, and regulatory compliance, which protects both residents and the association.
- **Resident Experience:**
He understands the importance of responsive, respectful communication and strives to foster a positive living environment where residents feel informed and heard.

Given Townlake Hills' scale and complexity, I am confident that Brett's blend of financial acumen, real estate insight, and disciplined operations would translate into measurable value for any HOA. If Brett were closer to our location, he would be our preferred partner for ongoing management, and I would welcome the opportunity to work with him again.

I offer my highest recommendation of Brett Bedwell and Bedwell Property Group without reservation. I encourage any board evaluating property management services to engage with Brett to discuss how his approach can align with their community's goals, enhance financial health, and elevate resident satisfaction.

If you would like additional specifics about our experience with Bedwell Property Group or would like to discuss Brett's qualifications in more detail, please feel free to contact me at 404.849.3966 or sean@seankaufman.com

Sincerely,



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