

NORTHEAST FLORIDA ASSOCIATION OF REALTORS®, INC.
CANDIDATE'S QUESTIONNAIRE FOR AN OFFICER OR DIRECTOR POSITION

1. Name Scott J. Nyman

2. Firm Name/Address eXp Realty, LLC 101 East Town Place, Saint Augustine, FL 32092
Since when? November 2019

3. Position held at Firm (owner/broker, broker associate, sales associate, etc.)? Broker Associate
 - a. Area of real estate specialty? Agent Support, Residential, Commercial
 - b. How much time do you spend in this profession? 90%
 - c. In what field is the balance of your time spent? Mortgage Lending

4. Number of years licensed. 31 Realtor® since. 1989

5. What was your occupation prior to obtaining a real estate license? Student/Sales

6. Will you make a commitment to attend the monthly Board of Director meetings, general membership meetings and any other special meetings as required? Yes

7. Are you willing to keep up with the volume of communications that concern association matters i. e. reading material, background material, etc.? Yes

8. Do you realize that, as a NEFAR Officer/Director, you would not be in a ceremonial position, but one with fiduciary duties, responsibilities, and obligations to assist in moving the Association forward in the coming years based on the Strategic Plan? Yes

9. Do you understand that you may be asked to assist with special assignments during the year and are you willing to commit to those assignments? Yes

10. Do you contribute to RPAC? Yes Would you be willing to annually become, at a minimum, a \$99.00 RPAC contributor as an Officer or Director of this Association? Yes

11. What education level and skill sets do you possess to qualify for the position(s) requested?
Some College, CRB/REBI Certification. Many years in real estate management training courses. I am a Licensed Real Estate Broker, Licensed Mortgage Broker, and a Licensed Title Agent. Inman News Subscriber, Real Trends, and NAR for the latest trends in real estate.

12. Qualifications (list positions held, year and principal services if not on your attached resume/bio)

a. Realtor association activities (local, state, and national)

3 Years as a NEFAR Board of Directors, 4 Years as a FAR Director, Chaired PV Council 2 years,
Chaired CAR for 3 years.
Other Boards of Realtors - Board of Director Upper Keys Assn. of Realtors 5 years (President 2002)
Key West Board of Realtors Director 2 years
RPAC Chair Upper Keys Assn. of Realtors 4 years
FAR Committies: Commercial Alliance of Realtors (2 Years) and Emerging Technologies

b. Civic Activities

Usher Worship Leader Creekside Christian Church
Best Buddies Champion

c. Leadership positions

Board of Director Best Buddies of North Florida
Board of Director Booster Club Creekside High School

13. Why are you interested in serving as an Officer or Director?

I want to continue to help our Board and its members with the challenges of our ever changing industry.
I also want to use my many years of Broker/Manager experience and my board experience to help serve the members.

14. If selected by the Nominating Committee, I would be willing to commit to the duties of the position(s), including a minimum donor of \$99 for RPAC annually, and serve in any one of the following Officer/Director positions indicated below:


Candidate Signature

7/20/2021
Date

Please check any position or positions for which you desire to be considered by Nominating.

NEFAR Director

NEFMLS Director

NEFAR President Elect**

NEFAR Treasurer**

NEFAR Secretary**

** NEFAR Officer Positions have additional requirements for a candidate to be considered by the Nominating Committee and obtain an interview appointment. (FDLE background check & three-bureau credit report) See next page for additional requirements that must be agreed to and be completed by all candidates for NEFAR Officer positions.

Scott Nyman

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904-610-9832 scottjnyman@gmail.com

REAL ESTATE – MORTGAGE - TITLE INSURANCE

Accomplished and dynamic professional with relevant experience, related proficiencies and a background in Real Estate Management Operations, Mortgage and Banking Operations and Title Insurance and Settlement Services. Demonstrating consistent achievement of objectives, strong multi-tasking and service skills and dedication to organizational goals. Goal-oriented coupled with highlighted leadership qualities and the ability to work with individuals from varying backgrounds, while promoting team values. Excellent time management skills, including planning and organizing multiple assignments and tasks, able to adjust to changing priorities.

CORE COMPETENCIES

Organizational Leadership • Real Estate • Customer Service • Staff Management • Operations Management • Business Development • Mortgage and Banking Operations • Strategic Planning • Negotiation Skills • Relationship Building

PROFESSIONAL EXPERIENCE

eXp Realty Jacksonville • FL

Broker-Associate

2/2020-Present

Summit Realty Partners, LLC Jacksonville • FL

Managing Partner

10/2014- 2/2020

Serving as managing partner for a real estate brokerage company. Implemented a virtual real estate platform for agents to conduct their business anywhere in the city with their laptop, tablet, or smart phone. Sister company to Summit Contracting Group, a general contractor that builds multi-family dwellings in over 32 states.

JP Morgan Chase, Jacksonville • FL

Loss Mitigation Department - Short Sale Negotiator

11/2009 – 10/2014

Analyzed default mortgages for workout solutions including short sale. Handled private and GSE Portfolio. Maintained knowledge on current government regulations and DOJ and CFPB directives. Resolved various issues and challenges during the short sale, collaborating closely with title companies, attorneys, credit officers and various levels of management. Reviewed, negotiated, approved, and finalized short sale.

Century 21 Prestige Realty Group, Key Largo • FL

Owner/President

1/1990 - 6/2009

Served as managing partner for a real estate brokerage company. Oversaw 12 offices, 350 real estate agents and 50 employees, closing thousands of real estate transactions per year. Owned and operated a property management department, managing 700 properties. Directed implementation of the latest in real estate innovations such as call coordination system, leads management system, relocation, REO department and internet leads optimization system.

Century Funding, Corp., Key Largo • FL

Owner/President

4/1996 - 6/2009

Owned and operated a mortgage brokerage business along with the real estate company. Originated all types of loan products, including FHA, VA and Conventional GSE and Private.

Century Title, Corp., Key Largo • FL

Owner/President

4/1996 - 6/2009

Owned and managed a title insurance and settlement business along with the real estate company. Managed four employees. Developed strategic plan to advance the company's mission and objectives and to promote revenue.

BOARD OF DIRECTOR POSITIONS

Northeast Florida Association of Realtors

Currently

Florida Association of Realtors

Currently

Best Buddies Florida – Jacksonville, FL

Currently

Creekside High School Boosters Club, St. Johns, FL

Currently

Upper Keys Association of Realtors (including President 2002)

1998-2003

Community Bank of Florida, Key Largo, FL

2/2003 - 3/2009

Managed two branches in the Florida Keys for Community Bank of Florida, a bank with 12 branches in South Florida. Assisted with the leadership and general promotion to support the organization's mission and needs. Attended and participated in meetings on a regular basis. **Key Highlight:** Formulated and oversaw policies and procedures.

CERTIFICATIONS

Certified Residential Broker (CRB) REBI DVP 2020, 2021
Certified Distressed Property Expert (CDPE)
Loss Mitigation Certification (LMC)

LICENSES AND APPOINTMENTS

Licensed Real Estate Broker, Since 9/1989
Licensed Mortgage Broker, Since 6/1989
Licensed Title Agent, Since 4/1997
Agent Appointment, Americas Title Corp., and First American Title
Innovative Mortgage Services, Originator
Florida Notary Public
Durbin Crossing HOA Board Member

PROFESSIONAL AFFILIATIONS

Leadership Academy Graduate NEFAR 2017
Commercial Alliance of Realtors, Chairman 2017 and 2018
Ponte Vedra Council Chairman, 2018 and for 2020
President of the Board of Realtors, Florida Keys Board of Realtors, 2002
Board of Directors, Florida Keys Board of Realtors, 1998,1999,2002,2001,2002,2003
Board of Directors, Key West Board of Realtors 2002, 2003
RPAC Chairman 1996,1997,1998,1989,2001, 2002
Orbit Management Graduate (Century 21 Management Training Course)
Usher Ministry Deacon, Creekside Christian Church
RPAC Major Investor 2019 and 2020
Honor Society 2 Years