Personal Name: Richard R. Krug
Occupation: Real Estate Development, Sales & Property Management
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What Season(s) Do You Own: Swing
Date Last Stayed: June 2026
Year first owned: 2020
Number of Weeks stayed at PIBC in 2026: 1 week
Experience on Board(s): New York State Association (NYSAR) Board of Director, Long Island Board of Realtor Director, Nassau Council of Chambers of Commerce Director, Nassau Parks Conservancy Secretary/Executive Board, East Meadow Chamber of Commerce Past President, Levittown Chamber of Commerce President-Elect, Kiwanis International East Meadow Director, Friends for a Beautiful East Meadow Vice President
Highest level of education attained: Associates Degree
Employer/Retired: Self-Employed



A. Describe any experience you may have that would be of benefit to PIBC

My professional career has been centered around real estate, property management, asset management, contracts, vendor oversight, negotiations and the preservation of real property. I am a New York State Associate Real Estate Broker/Owner with more than a decade of experience and come from a family with more than 40 years in the real estate business. I have personally been involved in more than $80 million of real estate transactions over the past 36 months.

In addition to sales, I have extensive experience managing properties, contractors, vendors, budgets, insurance matters, maintenance issues and complicated property situations. My experience in REO and distressed property management has required me to make decisions involving significant financial consequences while balancing the interests of owners, lenders, occupants, municipalities and service providers.

I also currently serve on seven boards at the state, county, town and local levels. These organizations involve working with budgets, regulations, committees, volunteers, municipalities and diverse groups of people with different perspectives. That experience has taught me that successful organizations require preparation, transparency, accountability and, most importantly, the ability to work collaboratively toward a common objective.

I believe these skills translate directly to the responsibilities of the PIBC Management Committee.

B. Describe the reason for your desire to serve on the Committee

I would like to serve because I care about protecting the investment that we, as owners, have made in Paradise Island Beach Club and preserving what makes PIBC special for both current owners and future generations.

I am not interested in serving simply to have a seat at the table. I believe I can contribute practical experience in property management, financial decision-making, vendor relationships, contracts, negotiations and long-term asset preservation.

Having spent my career managing real estate and working with many different stakeholders, I understand that decisions involving a community are rarely as simple as they initially appear. There are often competing opinions, financial considerations and long-term consequences that need to be evaluated before making a decision.

My goal would be to bring an objective, business-minded perspective to the Committee while always remembering that PIBC is ultimately our home away from home and a place that should be enjoyed by all of the owners.

I would approach the position with an open mind, a willingness to listen and a commitment to doing what I believe is in the best long-term interest of the ownership community.

C. Other information/experience you feel is pertinent to your candidacy

One of the strongest aspects of my candidacy is my experience serving on **seven boards spanning state, county, town and local organizations**, both within and outside of the real estate industry.

My community involvement includes leadership and board roles with the **East Meadow Chamber of Commerce, Levittown Chamber of Commerce, Nassau Council Chamber of Commerce, East Meadow Kiwanis, Nassau Parks Conservancy, Council of East Meadow Community Organizations, East Meadow Baseball/Softball Association, and Friends for a Beautiful East Meadow (FABEM)**. I have served as President of the East Meadow Chamber, Vice President of the Levittown Chamber, and Chairperson of East Meadow Community Day.

I also serve with the **Nassau Council Chamber of Commerce**, the umbrella organization for more than **50 local chambers representing approximately 42,000 businesses throughout Nassau County**. This has given me experience working with a broad range of business leaders, communities and competing interests.

Professionally, I routinely oversee **vendors, contractors, property managers, budgets, contracts and complex real estate projects**, often making decisions with significant financial and operational consequences.

These experiences have taught me the importance of **listening, understanding the facts, considering the long-term impact of a decision, communicating effectively and ultimately doing what is best for the organization and the people it represents.** I believe that combination of professional experience, board leadership and community involvement would allow me to make a meaningful contribution to the PIBC Management Committee.

D. What do you see as the best attribute of Paradise Island Beach Club?

Its people and its sense of community.

There are many beautiful places to vacation, but PIBC has something that is much more difficult to replicate: a community of owners who have developed a genuine connection to the property and to one another over many years.

The location, beach, amenities and surroundings are obviously extraordinary, but what makes PIBC particularly valuable is the experience of returning year after year and feeling that you are coming back to a place that is familiar.

I believe that is something worth protecting.

The Committee's responsibility is not simply to maintain buildings and amenities. It is to preserve the character, experience and sense of community that make owners want to continue returning to PIBC.

That means making thoughtful decisions today that protect both the **quality of life and the long-term value of our investment.**

E. What do you see as the greatest concern for Paradise Island Beach Club?

Long-term financial and physical stewardship of the property.

Like any community with significant physical assets, PIBC has to constantly balance today's expenses with tomorrow's needs. Deferred maintenance, aging infrastructure, insurance costs, capital improvements, vendor expenses and unexpected repairs can all have a significant impact on owners.

I believe one of the greatest challenges is making sure that we are **proactive rather than reactive.**

Good management means identifying potential problems before they become expensive emergencies, understanding the true cost of projects, obtaining appropriate competitive information, maintaining strong vendor accountability and making sure that reserves and long-term capital planning are being considered when decisions are made.

At the same time, I believe it is important that financial responsibility does not come at the expense of the experience that makes PIBC special.

The objective should be to **protect the property, control costs, maintain quality and preserve the experience that owners have invested in.**