



Todd Foley

LICENSES & CERTIFICATIONS

General Contractor Licenses

FL #CGC1510292, #CGC1532924
SC #CCM1220, #G123948
NC #L84434, #Q101168
WV #WV060649
MS #24633-MC
VA #2705179423
GA #GCQA007404, #GCC007407 (Inactive)
Cheyenne WY #CT-22-42638 (Inactive)
NM #409121 (Inactive)
TN #76303 (Inactive)

Home Improvement Contractor or Residential Contractor License

MD #145798
Rockland, NY #H-21307
Westchester Co, NY #WC-34166-H21 (Inactive)
Yonkers, NY #7779 (Inactive)
South Hampton, NY #1006220 (Inactive)
MN #BC780614, #QB780500 (Inactive)

ICC (International Code Conference) B5 Combination Building Inspector

ICC (International Code Conference) Accredited General Contractor

NASCLA (National Association of State Contractor Licensing Agencies) Accredited Commercial General Building Contractor

Lead-Safe Renovator Certification #188910

OSHA 30 Hour Outreach Training for the Construction Industry

FL Community Association Manager #CAM35909 (Inactive)



EDUCATION

Western Michigan University, Kalamazoo, MI

Bachelor of Science (BS), Economics

College of Southern Nevada

30 credit hours of continuing course work in Construction Codes/Inspection

Institute of Conflict Resolution and Training, FL Supreme Court

Mediator Training

EXPERIENCE

Technical Expert | Pete Fowler Construction Services, Inc. 2025 – Present

PFCS is a team of building consultants who aid clients with all types of building problems from physical building performance to building-process issues such as planning or disputes. Specific services include: Construction Consulting; Property Inspection, Testing, Assessment & Analysis; Construction Cost Estimating & Budgeting; Construction Management & General Contracting; Construction Site Safety Training, Education & System Development; and Expert Witness, Mediation, & Testimony.

Vice President | Residential Construction Cliffs / South Street 2023 - 2025

Luxury home building operations for projects in NC and SC. Responsible for plans, estimation, contracts, construction quality, warranty service, Design/Furnishing Selection Center, and contributing leadership for land development, sales, marketing. The Cliffs builds 25+ annual ultra luxury homes within their NC and SC communities.

License Compliance – General Contractor Qualifier | Amazon 2021 - 2023

General contractor qualifying agent and Limited Vice President of Construction for 15+ licensing agencies in the US Services Division. Served as the SME for tech development, trade contractor scopes of work, trade contractor insurance requirements, and trade contract selections. Additional compliance duties related to subcontractor licensing qualifications and insurance. Amazon.com Service continues to build a national installation services contracting platform connected to their major appliance, plumbing, and electrical products.

Owner & Qualifier | AIA General Contracting 2008 - 2020

GC responsibilities and project management. AIA General Contracting was an affiliated construction company established under the Towers Group to attend to the construction management, new construction, rehabilitation, and renovations of association structures and amenities. Renovation projects included mid-rise concrete restoration, building siding, window and door replacement, parking shade structures, new construction, new construction of ultra luxury residential community and home building.



General Manager & Treasurer | Suntree 2015 - 2020

Developed and advanced the operational effectiveness of a 4,500-home community with the 36-hole Suntree Country Club. Responsibilities included the review of architectural submissions, maintenance of buildings, parks, roadways, pedways, and storm water systems. Completed comprehensive annual property condition assessments and reserve studies. Suntree provides municipal like services and utilities as part of its ongoing management of the original PUD, along with traditional HOA responsibilities.

Partner & COO | Towers Management Group. 2008 - 2015

Cultivated and expanded the client base in new and existing markets, the real estate brokerage, and the construction and maintenance operations. Created State of Florida Approved Board Member Certification training. Regularly completed property condition assessments and reserve studies for clients. Towers and its subsidiaries operate as a full-service association management, real estate brokerage, and construction company in 5 markets in Southeast US.

Executive Vice President | Mercedes Homes 2004 - 2008

Responsible for the Construction, Purchasing, and Customer Service Departments for the Space Coast Division to include Pre-construction, Closing, POA/HOA, and Sales and Marketing Departments. Mercedes Homes operated as a top 30 national home builder in Southeast region markets of FL, TX, and SC. Oversaw the construction and warranty of approximately 1,000 homes per year.

Director of Construction | KB Homes 1995 - 2004

Worked through critical homebuilding disciplines to include warranty, construction, sales, land development, and purchasing culminated through a series of promotions to The Director of Construction of KB Homes New Mexico. KB Homes operates as the nation's seventh largest homebuilder with operations in 47 markets.

Forward Observer to 2nd Infantry Division | US Army. 1992 - 1995

PUBLICATIONS/PRESENTATIONS

**Continued Education Courses as an Approved Louisiana and North Carolina Contractor
Continuing Education Instructor (NC#349) 2023 - current**

- Bidding and Estimating
- Project Management
- Contractor Risk Management
- Contracts
- Required NC Contractor Insurance Requirements
- Contractor Business Ethics
- NC Lien Law
- NC Storm Water Laws

**Approved Florida Condominium or HOA Initial Board Member Training Certification Course
Creator 2017, Applicable statutes FL718 & FL720**

- Budgeting
- Reserve Funding
- Association Records
- Elections
- Meeting Procedures
- Conflicts of Interest
- Required Notices



SUBJECT MATTER EXPERTISE

New Construction, Renovation, Estimating, Property Condition Assessment

- Type I, II, III, IV, V Structures
- Residential structures including ultra luxury, production, multifamily, and mixed use
- Soil classifications and bearing requirements
- Component systems: foundations, floor, wall, and roof
- MEP systems: mechanical, electrical, and plumbing
- Energy codes and requirements: insulation, cladding, sealants, glazing, and system sizing
- Site construction: zoning, parking, grading, stormwater, landscaping, irrigation

Origin and Cause Assessments, Estimates, and Corrective Repairs

- Water intrusion or leaks
- Humidity and moisture issues
- Hazardous materials: lead, asbestos, and mold
- Structural concrete damage
- Stormwater system failures
- Injury
- Fire

Document Creation and Analysis

- Contracts, change orders, draw applications, addendums, modifications
- Plans
- Scopes of Work or Scopes of Service
- Shop drawings
- Trade and industry standards
- Installation instructions
- ICC Codes: IBC, IRC, Model Energy Code
- Standards of care
- Quality assurance plans
- Operation and maintenance manuals

Related Expertise

- Association operations and requirements (COA, HOA, POA)
- Jurisdictional licensing requirements
- Asset reserve studies
- Construction industry insurance requirements and typical clauses
- Bonding
- Conflict resolution for trade disputes, cost disputes

