

Luca Donà

Expanded Candidate Statement 2026

November 24, 2026

Hi, my name is Luca.

I've been part of the Mosaic community since 2010 and a homeowner since January 2011. Those years were particularly turbulent as the Mosaic transitioned from being majority-owned by Starwood to being owned by individual homeowners. Most owners today were not there, or may have forgotten that the process did not go smoothly and caused some of the problems that still linger today.

As a result of being present and active then, I know very well the history of the Mosaic and understand the structure of our HOA, the Master Association, and our role within it—all of which are defined in the governing documents.

Although I've shied away from serving on the Board, I've made myself available by offering suggestions and ideas—particularly during the 2014–2018 years, when we tackled several significant issues that we had inherited.

Almost every year, some neighbors ask me to "throw my hat in the ring." I've generally been reluctant because of the time commitment involved, and I believe that anyone who takes on this role should be prepared to fulfill that commitment. This feels like the right time for me to serve.

For instance, in the beginning, the Board had only three directors. The reason we have five today is that, in 2013, I advocated increasing the Board from three to five members, as allowed by our bylaws. This measure was opposed by the Board at the time, but the community overwhelmingly supported the change, and we've had five Board members ever since.

More recently, I've prepared two reports analyzing factors affecting our property values: *Real Estate Values at the Mosaic* and *Considerations on Leasing Policy* (2024). These reports focus on how we can break free from undervaluation and better align our policies to increase ownership, sale, and rental values while preserving the community's character. You can access these documents on this page.

I believe that we should strive to preserve and enhance the high-end character of Mosaic while making it easy and pleasant to own and live here, without burdening ourselves with excessive rules and restrictions.

Professionally, I bring experience in Finance, Business Development, Negotiations, Marketing, Operations, Accounting, and Real Estate Development. I hold an MBA from MIT Sloan and a Ph.D. in Mathematics from Rice University. Among other projects, I developed and built the HMAAC Museum building here in Houston.

My family also owns an apartment in a condominium in Belgium, where I've been very active in the building's governance. In particular, I've taken a leading role in evaluating, interviewing, and negotiating with contractors for major renovation projects, dealing with both the technical and financial aspects.

I believe that some of our current policies and practices deserve to be reconsidered, particularly those affecting property values, transparency, and homeowner participation.

Among the other areas that I believe are worth examining are:

- Security, particularly in the garage.
- Our high insurance costs and whether there are opportunities to reduce them.
- Additional services or amenities that might improve our living experience without necessarily costing very much.
- A smarter approach to maintenance planning and scheduling.

I don't pretend to have ready-made solutions to all these questions. Some will require serious investigation, and we may find that certain things are already being handled as well as they reasonably can be. But I'm confident that by examining them carefully, asking the right questions, and drawing on the experience of our homeowners, we can identify opportunities to create value.

I also believe that Board members should act as facilitators, listening to the community and implementing solutions that reflect the will of the homeowners.

While the Board should handle ordinary business efficiently, when it comes to major decisions affecting our rights or interests as homeowners, I believe the entire community should be involved, with broad consultation and an effort to build consensus.

My goal is to approach these questions constructively, with an open mind and a willingness to work with fellow Board members, even when we disagree.

I welcome conversations with my neighbors. You can reach out to me at any time via email: luca2@rendertech.com.