

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

1. Name Scott Nyman
2. Firm Name/Address Amelia Island Real Estate Services
3. Position held at Firm (owner/broker, broker associate, sales associate, etc.)? Managing Broker
 - a. Area of real estate specialty? Residential, Management, Commercial
 - b. How much time do you spend in this profession? 100%
 - c. In what field is the balance of your time spent? Residential
4. Number of years licensed. 35 Realtor® since. 1989
5. What was your occupation prior to obtaining a real estate license? Self Employed
6. Will you commit to attending the monthly Board of Directors 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 understand that, as a NEFAR Officer/Director, you will not hold a ceremonial position but rather 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 annually to 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 that qualify you for the requested position(s)?
I have attended many advance real estate training courses and management courses through out my career and many designations. See resume for additional references.
12. Qualifications (list positions held, year, and principal services if not on your attached resume/bio)
 - a. Realtor association activities (local, state, and national)
NEFAR Director 2018-2022
FR Director 2018 to Present
Ponte Vedra Chair 2025
See resume for additional information

b. Civic Activities

Deacon over Ushers - Creekside Christian Church
See resume for additional Information

c. Leadership positions

Ponte Vedra Council Chair - NEFAR, Florida Realtors Director
Education Committee - FR, Commercial Alliance of Realtors - FR
Emerging Technology - FR, Convention Committee- FR

13. What motivates your interest in serving as an Officer or Director?

I enjoy being a part of the growth and development of Real Estate professionals in our Board of Realtors. I believe that my 35 years of experience in Leadership and Management, and in all areas of Real Estate, can help this Association achieve its goals and strategic plan. That is what motivates me.

Question 14. & 15. For MLS Director Position Only

14. Please describe your level of expertise regarding MLS technology.

N/A

15. What is your knowledge of RETS, RESO, Data Integrity, and the new MLS rules and guidelines?

N/A

16. If selected by the Nominating Committee, I will abide by the Leadership Standards of Conduct in the NEFAR Policy Manual and I will commit to the duties of the position(s) if selected, including a minimum donor of \$99 for RPAC annually and serve in any of the following Officer/Director positions indicated below:

Candidate Signature Date

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

- NEFAR Director **OR** NEFMLS Director
 NEFAR President-Elect**
 NEFAR Treasurer**
 NEFAR Secretary**
 NAR Large Association Director***

Scott Nyman

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 - 904-610-9832 | [✉ scottjnyman@gmail.com](mailto:scottjnyman@gmail.com)
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EXECUTIVE PROFILE

Seasoned and results-driven Real Estate Executive with over three decades of success spanning **real estate brokerage leadership, mortgage operations, and title insurance services**. Adept at leading high-performing teams, launching and scaling businesses, and delivering consistent revenue growth. Known for strategic vision, operational excellence, and the ability to build long-term client relationships. Brings a unique combination of entrepreneurial drive and corporate operational experience.

CORE COMPETENCIES

- Real Estate Brokerage Leadership
 - Mortgage & Banking Operations
 - Title Insurance & Settlement Services
 - Strategic Planning & Business Development
 - Team Leadership & Talent Management
 - Client Relationship Management
 - Regulatory Compliance & Risk Mitigation
 - M&A and Joint Venture Integration
 - Digital Transformation in Real Estate
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PROFESSIONAL EXPERIENCE

Director of Real Estate / Managing Broker

Amelia Island Real Estate Services – Amelia Island, FL

Jan 2024 – Present

- Provide executive leadership and strategic direction for real estate operations in a luxury market.
- Guide agents and staff with training, compliance, and business growth strategies.

Broker-Associate

eXp Realty – Jacksonville, FL

Feb 2020 – Present

- Represent residential and commercial clients in Northeast Florida with full-service real estate solutions.
- Leverage eXp's virtual platform to optimize client service and deal execution.

Managing Partner

Summit Realty Partners, LLC – Jacksonville, FL

Oct 2014 – Feb 2020

- Launched and operated a virtual-first real estate brokerage.
- Collaborated with sister company, Summit Contracting Group, serving 32+ states in multi-family construction.

Short Sale Negotiator – Loss Mitigation

JP Morgan Chase – Jacksonville, FL

Nov 2009 – Oct 2014

- Handled complex short sale cases for both private and government-backed portfolios.
- Acted as key liaison between internal teams, title companies, attorneys, and clients to resolve high-risk files.
- Stayed current on DOJ, CFPB, and investor guidelines to ensure regulatory compliance.

President / Owner

Century 21 Prestige Realty Group – Key Largo, FL

Jan 1990 – Jun 2009

- Built and led a multi-office brokerage with 350+ agents and 50 staff across 12 locations.
- Oversaw 700-unit property management division and launched multiple departments including REO, relocation, and internet lead optimization.

President / Owner

Century Funding Corp. – Key Largo, FL

Apr 1996 – Jun 2009

- Operated full-service mortgage brokerage alongside real estate business.
- Originated FHA, VA, Conventional, and private loan products.

President / Owner

Century Title Corp. – Key Largo, FL

Apr 1996 – Jun 2009

- Ran title insurance and closing services operation.
- Developed and implemented business growth strategies to boost revenue and client retention.

Branch Manager / Board Member

Community Bank of Florida – Key Largo, FL

Feb 2003 – Mar 2009

- Managed two retail bank branches in the Florida Keys.
 - Participated in board-level planning, policy formation, and oversight.
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BOARD & LEADERSHIP POSITIONS

- Board Member, Florida Association of Realtors (*Current*)
 - Board Member, NE Florida Association of Realtors (*2018–2022*)
 - Chairman, Beaches Council (*2023*)
 - Chairman, Ponte Vedra Council (*2018, 2020, 2025*)
 - Chairman, Commercial Alliance of Realtors (*2017–2018*)
 - President & Director, Upper Keys Association of Realtors (*1998–2003*)
 - Board Member, Key West Board of Realtors (*2002–2003*)
 - RPAC Chairman & Vice-Chair (*Multiple Years*)
 - President, Creekside High School Booster Club (*2019–2023*)
 - Board Member, Best Buddies Florida – Jacksonville (*2020–2024*)
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CERTIFICATIONS & CREDENTIALS

- **Certified Residential Broker (CRB)**
 - **Certified Distressed Property Expert (CDPE)**
 - **Loss Mitigation Certification (LMC)**
 - **Accredited Buyer's Representative (ABR)**
 - **C2EX, GKC, AHWD – Edge Society**
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LICENSES & APPOINTMENTS

- Licensed Real Estate Broker – FL (Since 1989)
 - Licensed Mortgage Broker – FL (Since 1989)
 - Licensed Title Insurance Agent – FL (Since 1997)
 - Appointed Title Agent – Fidelity National & WFG National
 - Mortgage Originator – Innovative Mortgage Services
 - Notary Public – State of Florida
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