



Park Ocean Condominium Association

c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

King George - Mallory Love
4645 Van Nuys Blvd #201
Sherman Oaks, CA 91403

DO NOT DISCARD THIS PAGE

The perforated stub at the bottom will need to be signed and returned with your ballot.

In addition to this notice, this package contains the following:

1. One Official Ballot
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. Two double-sided pages of candidate statements

Please note: The candidates are solely responsible for the content in their statements, neither the Association, nor the Inspector of Elections have redacted or edited any of the content in the statements enclosed in this election package.

December 5, 2024

A Meeting of the Members will be held as follows:

Date: January 9, 2025 (All mailed ballots should be received by us by January 8, 2025)
 Time: 7:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/parkocean)

Physical location to attend the zoom meeting: King George Property Management – 5585 PCH, Long Beach, CA 90804

This Meeting of the Members is being held to vote on the election of THREE (3) directors. A vote on IRS Revenue Ruling 70-604 will also take place to address potential excess funds and reduce tax liabilities.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Park Ocean Condominium Association bylaws define a quorum as “33⅓%” of the voting power of the association, or 73 members. This quorum requirement is lowered to 20% (44 members) at a reconvened meeting. If quorum is not reached at any meeting, the members in attendance at the meeting may vote to either (a) reconvene the meeting to a later date, or (b) close the meeting without reconvening, meaning no election will take place (this is done via a voice vote of the homeowners present at the meeting). If a meeting is reconvened the deadline for receiving ballots will be extended as well. Please return your ballot so that we can meet quorum!

If you have any questions, please do not hesitate to contact your association’s Inspector of Elections. The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

Detach along perforated line and place this stub in the provided window envelope.
Please make sure that the addresses are showing through the windows.

OWNER SIGN ABOVE (only one owner’s signature is required) **Signature must show through window or ballot will not be counted!**

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Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the smaller Secret Ballot envelope.
- 3) Insert the sealed Secret Ballot envelope into the window envelope.
- 4) Sign this stub in the left corner (**your ballot will not be counted if you do not sign this stub**)
- 5) Detach and insert this stub into the window envelope, making sure your signature and the addresses are showing through the windows.
- 6) Mail your ballot
(if not provided, make sure you apply postage!)

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CANDIDATE STATEMENTS

(Additional statements on reverse)

Allyson Jaber

How long have you been a member of the association?

I've been a member of the association for about three years now. During this time, I've gained valuable insights into how the community operates and have had the opportunity to engage with other members and board representatives frequently.

Could you share some details about your professional or personal background and experience that are relevant to the association?

My background is in business administration and entrepreneurship, which has given me strong skills in project management, strategic planning, and financial oversight. These are qualities I believe are highly relevant to the work of the association, particularly when it comes to ensuring proactive decision-making and efficient management of resources.

What is your vision for the future of the association, and how do you plan to contribute to its success?

My vision is to foster a culture of proactivity and community within our association. I believe that by actively maintaining our building and surrounding spaces as a team, we can enhance the safety, curb appeal and long term value of our homes.

As a board member, what specific goals or initiatives do you hope to accomplish during your term?

My primary goals as a board member would be to prioritize thoughtful spending that benefits all residents while enhancing our living environment. This includes improving the safety of our spaces, making sure our community areas are welcoming, and ensuring that we maintain the building in a way that adds to the overall curb appeal and livability of the property.

How often do you attend board meetings, and how do you stay actively involved between meetings?

I make it a point to attend board meetings as much as possible, as I believe it's essential to stay informed and engaged. In between meetings, I stay in regular contact with other board members to discuss ongoing projects and share ideas. Keeping the lines of communication open is crucial to making sure we stay on top of the association's needs.

Have you previously served on a Board of Directors for an association, non-profit organization, or a company? If so, what were your key responsibilities and achievements?

While I haven't served on a formal board before, my background in entrepreneurship has allowed me to take on leadership roles where I've overseen operations, managed budgets, and coordinated with various stakeholders. These experiences have prepared me to take on the responsibilities of a board member with confidence.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Andrew Kern

I would like to make this a real community. I think we need to listen more to what people bring forward. I also want to put things together that will benefit the greater amount of people and keep our property value up

I have had much experience in business as a trader on the floor at the Chicago Board of Trade and Established a company in the entertainment field that has flourished nicely.

I have been an owner here since 2010 so I know a bit about what our community needs.

I will do my best to serve the people in this association.

Michael Pettingale

I have been an owner and member of the homeowners association for almost 10 years now. In that time, I have seen many property managers and board members come and go, as well as watch the steady decline of our property.

I've been a team leader with the Disneyland Resort for 20 years now, and I believe that I am one of the few people that I trust to lead this board to bring positive change to Park Ocean, and continue to make sure it's a safe place for everyone to live.

Kevin Ridgway

I've been living here for 3 years now and want to help take care of this complex any way I can. Some of you may have seen me at some of the board meetings this year with a little bull dog, and I would hope to get some details figured out about making the complex more pet friendly.

CANDIDATE STATEMENTS
(Additional statements on reverse)

RUDY ROMO-Candidate
Biography

My name is Rudy Romo and I reside at Park Ocean Condominiums. I have lived here for 20 plus years and I'm a current Board member. I worked with the two (2) other Board members to prepare the scopes of work for the hallway carpet and north garage seismic retrofit projects. As a Board member, I've worked cooperatively with the other Board members to assist the management of Park Oceans contracts such as janitorial, landscaping, and Roof and carpet punch lists.

In regard to education, volunteer activities, and credentials, I have a BA and MBA from California State University, San Bernardino. I have a Calif. Real Estate Brokers license; Calif. Notary Public; Senior Right of Way Designation from the International Right of Way Assoc.(IRWA); and Small Boat Piloting and Boating Safety Certificates from the U.S. Coast Guard Auxiliary. I previously served as a Park Ocean Board of Director from 2005 to 2017 and stepped back up when there was a need for another Board member.

Goals for Park Ocean

1. Revenues, Expenses, and Budget: As cost of doing business rises, it is important to make sure we can fund those items best we can and/or cut where needed. Park Ocean needs to make some fundamental repairs to the building and I would like to assist with the Scope of Work and budget to achieve them.
2. Improvement Projects: Since Park Ocean is an older building, it is important to maintain the structure and aesthetics as best possible. As a long time resident, I want to keep Park Ocean safe, maintained, and beautiful as best possible.

I look forward to your vote.

Thank you,
Rudy Romo

CANDIDATE STATEMENTS
(Additional statements on reverse)

**Anh Vo-Candidate
Biography**

My name is Anh Vo and I have resided at Park Ocean Condominiums for approximately 18 years. I am currently on the Board of Directors and assist with review of Park Ocean's monthly finances, budget, income and expenses. As an auditor and financial institutions manager for the state of California, I'm able to visualize balance sheets and income statements and can see where attention is needed regarding healthier finances.

I work cooperatively with the on-site property manager and other Board members to move Park Ocean in the right direction. I recognize Park Ocean needs capital improvement projects and am able to make a fair recommendation whether to promote a "Special Assessment" and/or combination with increase dues.

In regard to education, volunteer activities, and credentials, I have a BS from California State University, Long Beach in Accounting. I am a Certified Senior Mortgage Examiner for the State of California. I have served as a Park Ocean Board of Director for approximately four (4) years. In addition, I currently serve on the NMLS Committee and Bank Secrecy Act Compliance Oversight Group for the state of California.

Goals for Park Ocean

1. Revenues, Expenses, and Budget: As a trained auditor and financial institutions manager for the state of California, I feel I've contributed as a key oversight person regarding our own financial position and can continue to make financial recommendations where needed.
2. Capital Projects: I enjoy living at Park Ocean and want to do my best to enhance the safety and security of our building. This requires capital projects that need to be funded within our budget and I would like to help make this happen!

I would appreciate your vote and look forward to serving you in the coming year,

Thank you,

Anh Vo

Current Board member