



Coronado Maintenance Corporation

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

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. One double-sided page 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.

PMP Management - John Biondolillo
445 S. Figueroa St., Suite 2310
Los Angeles, CA 90071

December 24, 2024

A Meeting of the Members will be held as follows:

Date: January 27, 2025 (All mailed ballots should be received by us by January 26, 2025)

Time: 6:00 PM

Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/coronado)

Physical location to attend the zoom meeting: PMP Management – 445 S. Figueroa St., Suite 2310, Los Angeles, CA 90071

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Coronado Maintenance Corporation bylaws define a quorum as “25%” of the voting power of the association, or 18 members. This quorum requirement is lowered to 20% (15 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!**

PMP Management - John Biondolillo
445 S. Figueroa St., Suite 2310
Los Angeles, CA 90071

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)

Russell Archer

I have been a Board member serving as Treasurer for the last three years and am an original owner in Coronado (2007). I have a law degree from Harvard Law School (2004) and am a graduate of UCLA (2001).

Norman Dowty

I'm Norm Dowty and my wife of 43 years is Janet. We have a son, daughter and five year old grandson.

I would like to share some information about my relevant work experience. I went to work in the construction industry after receiving a degree in architecture from the University of Oregon. I retired five years ago after spending 36 years as an executive (Partner-VP) with a large (\$250M/year) commercial general contractor. The company did extensive work over many years for clients including Nike, Adidas and Nordstrom. We also built many housing projects similar in size and scope to Coronado. As a Partner and Vice-President I was on the companies executive committee, participated in meetings with the outside board and was involved in leaderships annual strategic planning and budgeting.

Over the years I was active with numerous industry trade associations and served on several boards, During the last 4 years I've been on the citizen committee providing oversight for the \$1.2B+ public school capital improvement bond program in my hometown of Portland Oregon.

Over the last 16 months I've been a member of the Coronado Construction Committee. During that time I've worked closely with three current board members that are on the committee. We collaborated during weekly zoom meetings, hundreds of emails, phone calls and texts to bring the project to a successful completion.

As a board member you don't represent yourself or your own personal preferences, you represent all the homeowners. I approach board membership as being a pragmatic problem solver. I would work with the other board members in a proactive and collaborative manner to make informed decisions that are in the best interest of the homeowners.

Playa Vista and Coronado are a wonderful community that we all should be proud of.

I would appreciate your support.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Robert (Bob) Sommer

Greetings Coronado Homeowners' Association Members,

As many of you may know, for the last 2.5 years I have been a "member-at-large" of the Coronado BOD. During this time, I have worked in tandem with the other members of the BOD, interfaced with the management company PMP, and been responsible for much of the on-going repairs and maintenance of the Coronado Building. In fact, due to various Los Angeles mandated fire and safety inspections, I have accompanied the workers around the building and into your homes. I understand the complexity of the Coronado building and how to interact with the various construction and maintenance crews to assure all of us are safe and the building operates most efficiently.

I know from first-hand experience, there are many hours of due diligence required to set goals, renew issues and make decisions that will affect the entire community. My strong communication skills and professional background in finance have enabled me to plan and understand the budget, manage the community's finances, deal with disputes, discuss and carry out ideas, and listen to the membership.

With that said, I am interested in continuing my role on the Coronado HOA BOD. The Coronado BOD members work consistently to reach a consensus whenever dealing with the many intricacies a building such as Coronado needs to be maintained physically and financially. Our collaborative efforts always focus on how Coronado can be a great place to live.

For those of you who don't know me, my wife Barbara and I relocated from New York, and have lived in Coronado for 8 years. We thoroughly enjoy being residents of Playa Vista, California.

I know what this position entails and believe I have the necessary experience to continue. I am committed to assuring Coronado completes the renovations and reconstruction project.

Please vote for me in the Coronado HOA Board of Directors election! Thank you!

Regards,

Bob Sommer

September 10, 2024