



Pacific Terrace Homeowners Association

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

Alejandra Jaqueline Arizmendi
Professional Community Management
2698 Junipero Ave. Ste. 101-A
Signal Hill, CA 90755

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.

October 12, 2024

A Meeting of the Members will be held as follows:

Date: November 14, 2024 (All mailed ballots should be received by us by November 13, 2024)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/pacificterrace)

Physical location to attend the zoom meeting: The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630)

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Pacific Terrace Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 45 members. This quorum requirement is lowered to 20% (18 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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c/o The HOA Election Guys - PacTerHOA_FILE
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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!)

CANDIDATE STATEMENTS
(Additional statements on reverse)

Gerard Imbro

My name is Gerard Imbro and have been a Board member in various capacities since 2016. I know how most of you must feel not having the facilities and yet paying a Very High Monthly Fee. I have been against the hiring by our the Mgmt, Co of an outside firm as our Site Director. We were doing Great with our former director Steve Walker who started this work without getting paid but only reimbursement for out of pocket expenses. I see no Progress on any of our Critical Jobs. I have a background in Accounting for Management/Investment Companies back in New York and Ca. I am trying to make a positive change moving forward and do whatever it takes to get these important repairs done.

Steve Walker

I have owned my condo since they were built. I have been in construction for 30 plus years. I have been asked numerous times to run for board of directors, but I was traveling for work. I am no longer traveling. A couple of years ago Gerald the president asked me if I could help him with the water leak in the gym and the unit next to the gym which nothing was done for over a year. I helped manage the fix for the leak in the gym and condo. In the short time that I was helping Gerald I installed new lights in=front of our building along Torrance Blvd that were not working for years. I volunteered my labor. I installed a flood light in-front of the mail room to light up the front area. I installed security cameras in the mailroom and at the front gate. I modified all of the garage lights to LED lights, I managed the replacement of the water heaters in both gyms, I changed the way water leaks in the garages were repaired. There were pipes that had three and four repairs on the same pipe, which means we paid three and four times for someone to come out for the same pipe, when the complete length of the pipe should have been replaced. In the garage I installed pink ribbons where the water leaks are that need to be fixed. I manage the concrete repair by the main fountain which the concrete was sinking. All of this plus more I did on my own time. I stop helping when the new management came aboard, did not agree with them and some of the current board members on how long it was taking to get things done, hiring someone to manage new projects when we needed all the money to complete the numerous projects that need to be done. Since I stop helping nothing has gotten done. I have talked to a group of homeowners who want to help get Pacific Terrace back to where it needs to be. I would appreciate your vote for these board of directors. Wolfgang Ritter (Previous President) Tom Nicoletti (Retired), Robert Dell (Retired). Due to the lack of preventive maintenance on the building there is a lot of work that needs to be completed. If elected I will be putting out a letter to all homeowners explaining why this work needs to be done. There was a letter that was sent out by the management company which was not accurate. We will be transparent and make sure all owners are aware of what is going on. We appreciate your vote so we can get these projects completed.

CANDIDATE STATEMENTS

(Additional statements on reverse)

Tom Nicoletti

I was the first person to move into Pacific Terrace when it opened. I worked for Boeing for 36 years managing and negotiating contracts. I was asked at the beginning to be on the board however I was traveling to Europe once a month. I am now retired. I want to help bring the association up to speed and get involved. In the last year there have been lots of issues. I attend the board meetings all the time. There are four other owners wanting to get on the board. Tom Nicoletti, Steve Walker, Wolfgang Ritter and Robert Dell.

Sheri Symons

I have been a homeowner for over 20 years and am currently serving on the board as the Treasurer.

There is a long list of repairs that need to be completed to maintain the property and improve its aesthetics, and I look forward to continuing to work on them with the new board.



A Note from The Inspector of Elections:

After the nomination period closed, we received a nomination from the members below. As these nominations came in after the nomination period had closed, we are not able to print their names on the ballot. You can vote for these members by writing in their names on the ballot, and casting vote(s) as you would for any of the other candidates. Please note that these members, or any other write-in candidates, would need to be nominated from the floor of the meeting to be elected to the board.

Wolfgang Ritter

- I have been living at Pacific Terrace for over 25 years.
- I have 18+ years of experience working in a project management capacity

If elected to serve on the board, I will:

- Strive to keep our property a desirable place to live and enjoy
- Ensure that the Association Management Company fulfills their duties in a timely manner
- Renegotiate supplier contracts to keep HOA fees low.
- Foster Neighborliness in all our actions.

Robert Dell

No statement was provided by this candidate.