



**Point Loma Tennis Club Community 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. Three 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*

Jorge Franco - Point Loma Tennis Club  
2650 Worden St  
San Diego, CA 92110

November 15, 2024

A Meeting of the Members will be held as follows:

Date: December 18, 2024  
 Time: 6:00 PM  
 Location: The Community Clubhouse – 2650 Worden St., San Diego, CA 92110  
 All mailed ballots should be received by us by December 17, 2024.

This Meeting of the Members is being held to vote on the election of SEVEN (7) directors.

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

The Point Loma Tennis Club Community Corporation bylaws define a quorum as “25%” of the voting power of the association, or 97 members. This quorum requirement is lowered to 20% (78 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!**

Jorge Franco - Point Loma Tennis Club  
2650 Worden St  
San Diego, CA 92110

**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!)

**Point Loma Tennis Club  
Community Corporation**  
c/o The HOA Election Guys - PointLomaTC\_FILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Charyl Borges**

Thank you for taking the time to read my candidacy statement. As a resident of PLTC for four years, I am deeply committed to our community and dedicated to giving back. In my two years on the board and as chair of the social committee, I have engaged in critical decision-making and achieved key objectives, including compliance with SB326, overseeing major maintenance projects, streamlining operations, and significantly contributing to community events.

While we have made substantial progress, I am acutely aware of the challenges ahead, especially regarding inflation and our financial situation. I am committed to identifying cost-saving strategies that benefit our community, and I will work diligently to address high-priority projects, such as painting and necessary infrastructure maintenance. The insights and experience I've gained will enable me to make informed decisions on behalf of our members.

My goal is to foster an inclusive environment where everyone can thrive and feel at home. I strive each day to be approachable and advocate for the needs of all community members. While I am dedicated to collaboration, I am also unafraid to speak up and fight for what we need. If re-elected, I am committed to serving our community with integrity and dedication. Thank you for your consideration.

**Tina Padilla**

Hi PLTC,

I'm Tina Padilla. I have lived here for 35 years and have raised 2 children in our community. I have always volunteered my time to various community activities such as Board Member, Social, Maintenance and/or Landscape committees. My goal for next year is to see building based projects. Right now the projects are by individual units. This leaves an uncompleted look for the whole building. Deferred maintenance is a big problem for our community. I would like to work on changing the way we maintain our buildings.

Thank you,

Tina Padilla

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Andrew Carroll**

Dear residents,

My name is Andrew (Andy) Carroll, and I am happy to announce my candidacy for the HOA Board of the PLTC community. I consider myself lucky to live in this beautiful space for the past five years, and I hope to show my appreciation by volunteering to help set the community up for a stable financial future and ongoing support for our shared spaces and amenities.

There are so many facets of this neighborhood to love. The green space and proximity to the beach have made it an excellent retirement for one dog (dearly-departed Theo) and childhood for another (welcome Enzo); the pool and hot tub serve up much-needed relaxation after playing volleyball; the clubhouse has been a great spot for parties too large for our dining room at home; and many of you are truly swell neighbors.

At the same time, amenities and services and durable goods have a price, and those costs have increased quite a lot over the past few years. My goal as board member will be to help ensure that we have a long-term plan for maintaining and improving our shared spaces and amenities, while keeping dues at a reasonable level, supported by the following priorities:

- Building up reserve funds in accordance with financial recommendations, ensuring we are prepared for future expenses.
- Setting monthly dues at appropriate levels to avoid ad hoc assessments that catch us by surprise.
- Making sure our budget is spent wisely, so we can protect and improve our spaces without unnecessary financial strain.

I am committed to balancing responsible financial oversight with the goal of making our community a place where we can all enjoy living. I would be honored to represent our interests and serve on the board to help shape a prosperous future for our neighborhood.

Thank you for your consideration, and I look forward to the opportunity to serve.

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Christine S Posey**

I would first like to thank every community member who gave me any of your 7 votes last year.

This past year was extremely challenging for the PLTC Board of Directors for many reasons. One main issue was that primary expenses exceeded budgeted amounts for the PLTC Insurance coverage by approximately 100%. This forced the Board of Directors to make extremely difficult decisions, resulting in the Special Assessment that was issued for 10/1 and due by 12/15.

I spent much of the past year learning as much as possible about the procedures that need to be followed to make changes to our community.

Changes such as including renters in HOA meetings on a listening only basis are currently in process and will hopefully be initiated during this calendar year.

Other changes in security and reviewing of contracts to improve efficiency and reduce costs are currently in motion.

I have been active on the Maintenance Committee and recently walked with the Landscape Committee to better understand the requirements as well as the desires of our community members.

I am asking for as many of your 7 votes as you can possibly give me so that I can spend the upcoming year using the knowledge I have gained to help improve our community in a positive way.

I will continue to make myself available via phone, text, email or in-person to anyone in the community who has questions or concerns of any kind.

Please allow me to represent you.

Thank-you for any and all votes you give me,

Christine "Christina" Posey

619-578-8889

sparkyrce@gmail.com

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Laurie Rennie**

Hi,  
I have lived at PLTC for 26 years and have been on the board for about 20 of those. I have served in every position during that time, most recently as president. I consistently attend the meetings as I take my commitment to our community seriously. We have had to make some difficult decisions this year which I did after much research and deliberation. I think we are moving in the right direction financially and will be diligent going forward about ALL expenditures so we can increase our reserves to do projects we all want done such as painting. I would appreciate your support.

**William Michael Scarfia**

Hi. I have been a resident since 2013 and am currently Treasurer. Point Loma Tennis Club is facing some significant challenges as we move into 2025 and we need some clear vision to help move the HOA forward. We need to take a hard and unbiased look at expenses and not be afraid to implement some rational cost containment strategies in 2025. We also have to look at increased dues revenue streams to help build up our Reserve Funds. I am a licensed CPA in California and New York and I believe, with your vote, I can help this HOA move successfully forward. Please consider voting for me and thank you.

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

Candidate Statement: **Lorri Jongeneel #61**

To all members who may not know me. I am in my first year as director, and I've had a cease and desist and a temporary restraining order from both the board and a director, which was dismissed in court. These are not productive uses of our funds or energies and indicates that we need fresh perspectives from members who can be objective and work towards bringing our community together. We have a budget over \$2M that can be better spent. We need new board members who can put aside their differences and honor the governing documents. We need documents that are updated for current law so that we have confidence in knowing which rules and regulations apply.

We have lived here since 2020 and I looked to participate since our voices were not heard. Members need to be treated equally and fairly. We have insufficient funds to sustain major infrastructure repairs and maintenance. We need new oversight and board members who will take better care of our property and have better management and oversight of the over \$2M budget. Expecting members to absorb expenses that could be better planned for and managed is not good. We have been attending other board meetings for property that had a major repair that took several years of careful planning and included at least three separate meetings for all members to have their say and speak to the selected vendor. We expected a \$20K bill and our portion came in under \$5K! I have the utmost respect and confidence in **that** board who worked together to plan for the replacement of our underground roof membrane for a similar number of residents and units.

We have had some unexpected costs, such as the insurance increases as well as water bill increases, but there remains room for significant cost savings and improvements (I've suggested a conservative \$150K savings /revenue generation to off-set the insurance increases that do not increase any expenses and only impact members who use facilities such as parking or the clubhouse for parties). I'd like to see a financial committee started that reviews the general ledger each month to present to the board as well as works on oversight of internal controls over our funding; some of which include transparency over cashflow and automating accounting and banking since many of our members have a fixed income.

My platform remains the same as last year: to improve transparency and accountability of the HOA board and management. We now have the zoom meetings I've requested for several years, to provide access to meetings for all members. I'd also like to see meetings run more effectively and efficiently, as well as providing progress updates and responses to member comments. Thank you all for your consideration.

## CANDIDATE STATEMENTS

(Additional statements on reverse)

### Shelly Schwartlander

I am Shelly Schwartlander, **over** 18, & member in good standing, an owner & resident since 1991. Director in '17 & '19--'24, Secretary 19—22, attended almost all meetings since '16. Was a legal assistant, secretary at FEMA, NAVY, SEC, IRS & Social Security. Managed marble fabrication and installation business. **I want to be on PLTC Board to continue to preserve, repair or replace infrastructure that is needed.**

In a year when I hoped to finish replacing badly rotted, termite damaged and old unpainted wood HOA insurance coverage doubled with no sign it will come down. The only control we have on its cost is to strive for safety & stop worst deterioration of structures. It's what we can afford. Even before this year we could not afford the paint project presented but good news is at least half of the complex's wood has been replaced or repaired and painted including all 156 three story balcony railings since '19, many and the worst of townhouse steps, lampposts & railings since '18, some flats and we can continue this with our regular budget for wood and paint. Wood that isn't replaced should still be painted to preserve it.

Jorge's workers replace wood & make specific repairs from the inspection at flats. New software is helping them respond, complete and report status, and they perform more various tasks, i.e., tile, cement, stucco repair, I'm impressed. So the tighter budget tells me it's a good time to do what costs least and is most needed, & gets the most bang for our bucks: **replace damaged wood & paint it, improving looks & quality of units and PLTC.** A temp would be good to just paint while others continue repairs.

If we Replace at least 2 oldest of roofs, replace 2" pipes with 3" to handle more water pushed out by powerful newer washers in units, and aged sewage 4" inch pipes especially we could avoid expensive water damage into units that drives insurance rates up more than anything. Since '21 we replaced 3 roofs, all mailboxes, and fumigated complex. In '24 we replaced inefficient old pool heater with 2 heaters and are now code compliant, spending less on heat. Not exciting work but valuable for future of PLTC.

**Accomplishments as a Director:** In '19 -Brought back complete vs summarized financial reports; got option to receive emailed packets for review for BOD meetings -Voted against expensive landscape projects. --Pursued modification of 2<sup>nd</sup> & 3<sup>rd</sup> floor railings per '19 Board President's first priority to comply with our insurer's safety requirements from 2018. Continued to push this project to conclusion over objections of directors who have questioned necessity though attorney and later SB326 requirements have confirmed required modifications be made for safety. --'20 to present '24 Maintenance Committee Chair. Report monthly exterior items of buildings & sidewalks, lighting & pool area to repair or replace. - '21 Drafted, sent RFP's for new management. -20-22 Pursued approval for complex fumigation & facilitated project by drafting instructions & posting notices for each phase to ensure all units were vacated and prepared for tenting. --Pushed for Board to get required SB326 inspection starting in '22. Compiled a list of qualified architects/engineers & drafted RFPs for manager's use to get proposals to perform inspection. Prepared owners for '23 inspection, completed over a year before '25 deadline. --For '21 & '24 reserve fund studies I suggested changes to reflect our components more accurately, to lower required funding amount, and identify items whose useful life can be extended.

I review finances, including invoices I request & contracts to check spending. I read HOA cases developments, and listen to webinars, to make informed proposals to present for support.