



Presidio Community Association

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

Brian Remigio
c/o Powerstone Property Management
9060 Irvine Center Drive
Irvine, CA 92618

February 13, 2026

A Meeting of the Members will be held as follows:

Date: March 24, 2026
 Time: 5:00 PM
 Location: Powerstone Property Management – 9060 Irvine Center Drive, Irvine, CA 92618
 All mailed ballots should be received by us by March 23, 2026.

This Meeting of the Members is being held to vote on the election of TWO (2) directors.

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

The Presidio Community Association bylaws define a quorum as “51%” of the voting power of the association, or 86 members. This quorum requirement is lowered to 20% (34 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!**

Brian Remigio
c/o Powerstone Property Management
9060 Irvine Center Drive
Irvine, CA 92618

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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c/o The HOA Election Guys - PresidioFILE
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CANDIDATE STATEMENTS - Additional statements on reverse

Paul Huang

I have lived in the Presidio community for the past 8 years. I have served on the Presidio HOA board last year as the Treasurer and member at large. I'm now running again as a candidate for board of directors because I believe in serving the community. I have volunteered at my kids schools and at the United Way of Orange County. I'm currently serving as the president of the Beckman PTO board as well as the auditor and webmaster for the Pioneer PTO board. If elected, one of my goals would be to keep the HOA dues low without sacrificing the financial health of the association.

John Tkach

Dear Presidio Homeowners,

My name is John Tkach, and I am a current Presidio HOA Board Member with more than 20 years of service. I am seeking another term on the Board to continue representing you, the homeowners of Presidio.

I respectfully ask for your vote in the March 2026 HOA election.

My platform has always been, and will continue to be, guided by these core principles:

Treating every Presidio homeowner with respect, as I would expect to be treated myself.

Ensuring transparency and accountability in how our monthly HOA dues are spent, fulfilling our fiduciary responsibility to both current and future Presidio homeowners.

Preventing overreach by the HOA Board, ensuring that all Board members operate within their defined roles and legal responsibilities.

One of my ongoing concerns is the selective and inconsistent enforcement of the Presidio HOA CC&Rs.

For example, our parking policy is not being enforced consistently. There are documented cases where two Presidio residences each hold two parking passes, which is a direct violation of the Presidio Parking Policy, yet enforcement has been lax or absent. Unfortunately, this is not an isolated issue. There are several other CC&Rs that are no longer being enforced at the level or consistency that has traditionally existed since the inception of the Presidio community.

Finally, I have always represented—and will continue to represent—all Presidio homeowners, not a special interest or niche group. You will not see me campaigning with other candidates or seeking endorsements to advance a personal agenda. My commitment is to the entire Presidio community.

I respectfully ask for your support and your vote.

Please vote for John Tkach.

If you require a ballot, please contact our property manager.

Sincerely,
John Tkach
Presidio HOA Board Member

Roy Wells

- I am diligently working as the president of Presidio's successful board of directors.
- I have overseen major improvement projects and strengthened our financial foundation.
- 25 years of experience in project and vendor management. CA licensed engineer.

● ***Purpose***

I look forward to continuing my service as a dedicated Presidio director. As a long-time resident, I am committed to giving back to our community. I regularly inspect Presidio's common areas to promptly address maintenance issues and keep our community thriving. My diligent financial leadership has resulted in optimal investment returns, a fully funded reserve, consistent monthly budget surpluses, and lower dues than nearby neighborhoods. I would be honored to continue serving Presidio's HOA alongside our thoughtful board members and passionate homeowners.

● ***Goals***

My goals as a member of the board of directors include open communication and preservation of the HOA's financial health. I seek to create a welcoming, informative atmosphere that encourages homeowner participation. I am committed to listening to my neighbors and treating all homeowners with respect and civility.

● ***Experience***

I serve diligently as the current president of Presidio's HOA. I have led successful projects such as the pool furniture refurbishment, mailbox upgrades, pool replastering, and monument improvements. I streamlined common area lighting maintenance and regularly meet with vendors to ensure quality service. With over 25 years of experience as a project manager in architecture and engineering, and a strong commitment to our community, I am well-prepared to continue serving as a dedicated director.