



**441 North Oakhurst Drive Condominium
Owners' Association, Inc.**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Karin Kroener-Valdivia
Oaktree Properties
PO BOX 14928
Long Beach, CA 90802

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 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 12, 2025

Recently you received a ballot package dated November 8th which contained a ballot reflecting cumulative voting, per your bylaws. After that first mailing, we were provided with your Amended CC&Rs which removes cumulative voting from your elections. **The previous ballot with cumulative voting is invalid and will not be counted. If you sent in the previous ballot, please vote again with this new ballot. Only this new ballot with "non-cumulative voting" will be counted.** We encourage all members to submit this new ballot, so you can meet quorum in order for the election to take place.

A Meeting of the Members will be held in person as follows – note the rescheduled date:

Date: **January 15, 2026**
Time: **6:00 PM**
Location: 441 N. Oakhurst Drive, Beverly Hills, CA 90210 - 1st Floor Meeting Room

*Members may also attend the meeting via Google Meet. Google Meet info will be posted at: www.TheHOAElectionGuys.com/oakhurst

Please Note: *The Inspector of Elections will be conducting the vote count over Google Meet and will NOT be present in person. Thus, ballots will not be accepted at the meeting and should be received by the Inspector by January 14, 2026.*

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 441 North Oakhurst Drive Condominium Owners' Association, Inc. bylaws define a quorum as "50%" of the voting power of the association, or 18 members. This quorum requirement is lowered to 20% (8 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.

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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**441 North Oakhurst Drive Condominium
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c/o The HOA Election Guys - **441NOakhurstFILE**
27472 Portola Pkwy #205-412
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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

Laurence (L.B.) Brodie

My wife and I have been proud residents of our building for nearly four years, and we've recently welcomed a new family member who has called this home for the past year and a half. Our growing investment in this community has deepened our commitment to its success.

I believe our building has tremendous potential to become the premier residential destination it's meant to be in Beverly Hills. With our exceptional location and strong foundation, we have the opportunity to enhance property values and resident satisfaction through strategic improvements and thoughtful planning.

My approach centers on collaboration and transparency. I'm committed to working alongside our dedicated current board members while bringing fresh perspectives to complement their valuable experience. Together, we can identify opportunities for enhancement, ensure fiscal responsibility, and create a comprehensive vision for our building's future.

I understand that meaningful change takes time and careful planning. My goal is to contribute to a board that listens to residents, makes informed decisions based on our actual financial position, and takes measured steps toward making our building the standout property we all want it to be.

I would be honored to serve our community and help realize the full potential of our Beverly Hills home.

Izabel Blumin Grozier

Doing my best as a President of this Board for the past 4 years.

Kamal Hamid

I have been an owner of condo unit #604 since August 23, 2024. My background is in aerospace engineering in the design and development of specific components for military aircrafts, missiles and satellites. As and when attending the board meetings I intend to contribute to successful and speedy completion of number of condo projects that are in the pipeline. Safety, aesthetics and overall improvement of this condo building is the goal.

CANDIDATE STATEMENTS

Jun Shoji

I have been a member of this association for over a year. I work as a physician at Cedars Sinai. As an owner of another unit in a large condominium, I have experience in the different needs of maintaining a multiunit building. I hope to bring new ideas and to update our building which will benefit our community in many ways.

Rob Shokry

I am seeking re-election as Treasurer of our HOA Board. Over the past term, Izabel and I have worked diligently to maintain our building and safeguard the community's reserves. If re-elected, we will focus on beginning the remodeling of our hallways and common areas to enhance the building and increase the value of each condo. I appreciate your support and the opportunity to continue serving our community.

Steven The

Steven The is a seasoned entrepreneur and angel investor with a deep background in technology, consumer products, and real estate. He co-founded Equipe Technologies, Inc. in 1990, a leading provider of robotic systems for the semiconductor industry, which was acquired by PRI in 1998. In the early 2000s, he launched several eCommerce ventures and began angel investing in emerging tech, often backing ideas ahead of their time. His later investments include early-stage participation in Kevo and MeetUP, and cryptocurrency. Since 2015, Steven has developed a diverse real estate portfolio across multiple markets, with a focus on acquiring, repositioning, and occasionally building residential properties. One standout project includes a ground-up condominium development in Pasadena. He is now shifting focus back to high-tech investing, with particular interest in physical AI and the convergence of advanced technologies with the built environment—especially in automation, infrastructure, and real estate innovation.

I served as a board member and president of the HOA of the condominium that I built until all units were sold.

CANDIDATE STATEMENTS

Steven Zalcman

My wife Teresa and I have owned our unit at 441 N. Oakhurst Drive since November 2023, and we have increasingly come to appreciate both the beauty and tranquility of the neighborhood. We are also aware of the increasing number of issues that our Association may face going forward. Ours is an older building and with that comes the necessity of thoughtfully considering and prioritizing long-term maintenance and improvements.

While I am not an engineer, I believe that my training as a research physician and scientist is germane to service on our Board. For the past 40+ years I have been a research physician-scientist with the US National Institutes of Health. In my current role I oversee a staff of 6 doctoral level scientists and a portfolio of ~200 research grants with an annual aggregate budget of ~\$150 million. This work, in addition to providing specific scientific oversight, requires ongoing negotiations with large academic health centers' administrative staffs and consideration and resolution of numerous fiscal and logistical issues.

I also have prior experience in serving on the board of another condominium in Beverly Hills where we previously lived. That community faced a series of thorny issues, satisfactory resolution of which I believe I meaningfully contributed to.

In conclusion, I am an enthusiastic booster of 441 North Oakhurst and Beverly Hills, and I would be honored to serve on our Board if our fellow residents deemed me worthy to do so.

Marlene Gordon (Lieberman)

No candidate statement was provided by this candidate.

Guiti Illouljian

No candidate statement was provided by this candidate.