

**Linda Isle Community Association**

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

Morgan Winegar
Optimum Property Management
230 Commerce, Suite 250
Irvine, CA 92602

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. Two 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

August 26, 2026

A Meeting of the Members will be held as follows:

Date: October 6, 2026

Time: 5:00 PM

Location: The Clubhouse

All mailed ballots should be received by us by October 5, 2026.

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

This Meeting of the Members is being held to vote on the election of TWO (2) directors. There are three positions scheduled for election this year, but as there are only two candidates and your bylaws do not permit write-in candidates, this election will be for two 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 Linda Isle Community Association bylaws define a quorum as "a majority" of the voting power of the association, or 54 members. This quorum requirement is lowered to 20% (22 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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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!)

APPLICANT AND DECLARATION OF CANDIDACY

MBE | **MERCY B. CORDERO**

A. Goals and Objectives for the Board of Directors

My goal is to preserve and enhance the unique character, security, and quality of life that make Linda Isle one of Newport Beach's most desirable waterfront communities. I am committed to strengthening community security, protecting property values through sound financial stewardship, maintaining and enhancing our common areas, and ensuring responsible long-term planning for infrastructure and reserve funding. **I also believe in fostering greater homeowner engagement through open communication, transparency, and opportunities for residents to participate in committees and community initiatives. Every decision should be guided by what best serves both current homeowners and future generations of Linda Isle residents.**

B. Community Association Experience

I have had the privilege of serving the Linda Isle community in numerous leadership roles, including as President of the Linda Isle Community Association. In addition to my service at Linda Isle, I have served and continue to serve on multiple homeowners association boards such as Shady Canyon, providing extensive experience in governance, budgeting, reserve planning, vendor management, contract negotiations, and strategic planning. As a long-time homeowner and active community leader, I understand the importance of balancing fiscal responsibility with preserving the lifestyle, beauty, and prestige that define Linda Isle. My board experience has always been centered on collaboration, transparency, and making decisions that protect homeowners' investments.

C. Why I Should Be Elected to the Board of Directors

I believe I have earned the trust of this community through my leadership, experience, and unwavering commitment to Linda Isle. My background managing a large portfolio of commercial and residential properties has given me extensive expertise in financial oversight, operational management, budgeting, contract negotiations, and long-term asset preservation. Combined with my previous service as President of the Linda Isle Community Association, I bring both institutional knowledge and practical leadership experience. I approach every decision with integrity, fairness, and a focus on achieving thoughtful, long-term solutions that protect property values, strengthen our community, and ensure Linda Isle remains one of the premier waterfront neighborhoods in Newport Beach.

Christian Fanticola

1. Goals and Objectives for the Board of Directors

My primary objective is to bring a fresh perspective, strong executive leadership, and structured accountability to the Linda Isle Community Association. If elected, my focus will be centered on the issues that matter most to our residents:

- **Establishing Open and Transparent Communication:** A community thrives when its residents are informed and engaged. I am committed to breaking down communication barriers, ensuring the board operates with total transparency, and establishing proactive updates so every homeowner has a voice and a clear understanding of board decisions.
- **Advocating for Board Term Limits:** Healthy governance requires new ideas and continuous renewal. I strongly support and will actively campaign for the implementation of reasonable term limits for board members, ensuring that our leadership remains dynamic, inclusive, and deeply connected to the evolving needs of the neighborhood.
- **Fiscal Accountability and Asset Management:** Utilizing my background in large-scale corporate operations, I will ensure our community's financial reserves are managed meticulously, vendor contracts are negotiated competitively, and infrastructure projects are executed on time and within budget.

2. Community Association Experience

While I have not previously served on a residential HOA board, my entire career has been built on the core principles of governance, financial stewardship, and stakeholder accountability. As a business owner and executive, I report daily to partners, financial institutions, and brand stakeholders. I understand how to read complex balance sheets, manage large-scale capital expenditure budgets, and navigate regulatory compliance. Bringing an "outside" perspective means I carry no past political alignment or preconceived notions about how things "used to be done." I offer a clean slate and a history of professional, unbiased successful decision-making that focuses entirely on getting the best results for the community.

3. State Why You Should Be Elected to the Board of Directors

I believe I should be elected because, I offer the exact type of real-world leadership Linda Isle needs to tackle its current challenges.

As President of 20 Taco Bell locations, and a co-owner of 121 Jiffy Lube — including 19 right here in Southern California—I am responsible for the strategic direction, financial health, and operational success of a massive enterprise. I hold a business degree from the University of Southern California (USC), which grounded my career in the fundamentals of efficient operations and sound management.

Running a large business requires listening to people, solving complex problems, and demanding accountability. I want to bring that exact operational discipline to Linda Isle. I am not a career board member; I am a dedicated resident who wants to see our community managed with the highest level of professionalism. I have the business acumen to handle our association's assets responsibly and the leadership drive to champion the open communication and term limits.