



Newport Bay Towers Homeowners Association

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

Optimum- Nilda Barrows
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. 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.

February 20, 2026

A Meeting of the Members will be held as follows:

Date: March 23, 2026
 Time: 6:30 PM
 Location: via zoom.com (Zoom info will also be posted at: www.TheHOAElectionGuys.com/newportbay)
 Zoom Information: Meeting ID: 845 8764 5156 Passcode: 718702

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

Please Note: The Inspector of Elections will be conducting the ballot count over zoom. Thus, ballots will not be accepted at the meeting and should be received by us by March 22, 2026.

This Meeting of the Members is being held to vote on the election of THREE (3) directors, each for a two-year term. 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 Newport Bay Towers Homeowners Association bylaws define a quorum as “25%” of the voting power of the association, or 13 members. This quorum requirement is lowered to 12% (6 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!)

CANDIDATE STATEMENTS

Bruce Entezam

1. Why would you like to serve as a Board Member?

To bring transparency, accountability, and forward-thinking leadership to our community. Decisions should be made with the best interests of all residents in mind, not just a select few.

2. What is your background? Please include any experience you may have as a previous Board Member or Committee Member.

I am both an engineer and an attorney and own my engineering firm in Newport Beach. I have access to contractors, architects, and business resources. I have also assisted the HOA in the past by preparing upgrade plans at no charge.

3. What is your vision for the community?

1. Better utilization of roof space to be used by all residents.
2. Clean garages and provide more storage for residents.
3. Opportunity for each unit to have a cooling system and EV charging capability.
4. Secure better deals for services we have, reduce costs, and fairly assess HOA dues.

4. What would you like to accomplish during your term of office?

My vision is to make Newport Bay Towers a place where residents enjoy living, while increasing property values and ensuring a comfortable, well-managed building.

5. Please share any other information you would like to provide.

I have previously provided professional planning services at no cost to the HOA and remain committed to contributing my expertise. My goal is to make the building more enjoyable, efficient, and connected for all residents. I believe that with smart planning and fair leadership, we can upgrade our community responsibly and foster a more positive, neighborly environment.

Bruce Entezam

CANDIDATE STATEMENTS

David Harrison

Hello, I'm David Harrison. I'm interested in continuing my position as a member of the Board of Directors for Newport Bay Towers.

I have a great deal of experience with the operation of management of properties like this, and I've also served on the boards of directors of several different non-profit organizations.

I'd be happy to serve for another term on the HOA Board.

Linda Levshin

Applicant's Name: Linda Levshin

A. Goals and Objective for the Board of Directors:

I will continue to ensure the timely maintenance of both the building and the marina, as well as assist with upcoming improvement projects. These include, but are not limited to, the re-routing of the dryer vents, potential new flooring in the inner hallways & catwalks, and the installation of new garage storage cupboards

B. Community Association Experience:

I have served on & off the Board for close to 20 years and am committed to working on behalf of our community, should I be re-elected.

C. State why you should be elected to the Board of Directors:

As an owner for nearly 35 years, I am deeply committed to maintaining a beautiful, high quality residence. It is important to me that we continue to invest in the upkeep of our property & ensure our building remains well maintained and of exceptional quality.

Your statement will be copied exactly as submitted and mailed to the membership with the Annual Meeting Notice and Secret Ballot. You may submit your statement, as long as it is **ONE PAGE OR LESS** and received by **Optimum on November 30, 2025.**

CANDIDATE STATEMENTS

Jon Thys

Applicant's Name Jon Thys _____

A. Goals and Objective for the Board of Directors:

Finish the restoration of the building including the front of the building around the garage doors and restroom enclosure for the Marina bathroom. Remodel the Marina Bathroom, Garages, and the two elevators.

B. Community Association Experience:

I have been a member of the board for approximately 18 years and that has included working on both remodels of the building.

C. State why you should be elected to the Board of Directors: My experience and understanding

of our building will be very helpful in completing the Restoration of Newport Bay Towers
