



November 10, 2022

Attention All Members:

A Meeting of the Members will be held as follows:

Date: December 14, 2022
Time: 5:00 PM
Location: Community Clubhouse at 2650 Worden Street, San Diego, CA 92110
Meeting info will be posted at: www.TheHOAElectionGuys.com/pointloma

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 increased to "30%" (117 members) at a reconvened meeting.

Enclosed with this notice is your Official Ballot - please return your ballot so that we can meet quorum!

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the yellow Secret Ballot Envelope.
DO NOT MARK THE YELLOW ENVELOPE
DO NOT MARK THE BALLOT EXCEPT TO CAST YOUR VOTE
- 3) Insert the sealed Secret Ballot (yellow) Envelope into the provided white envelope which is addressed to Point Loma Tennis Club Community Corporation care of the HOA Election Guys
- 4) **SIGN THE LEFT-HAND CORNER OF THE WHITE ENVELOPE!!!!**
(Your vote will not count if you do not sign the envelope)
- 5) Apply postage and mail – Mailed ballots must be received by December 13, 2022.

The envelopes are already pre-addressed with our return address (and our address is also reflected on the footer of this letter).

If quorum is not reached at this meeting, the members in attendance at the meeting can vote to reconvene the meeting to a later date. In this case, 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. an independent third-party as required per CA Civil Code.

The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

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.

CANDIDATE STATEMENTS

(There are 5 pages of statements)

Valerie Alderson

I have lived at PLTC for 2.5 yrs and would like to work with the community to improve communication and find ways to improve our beautiful space while also combatting increasing fees, inflation and excess costs imposed by CA laws. I have gone to several HOA meetings this year and we are facing many financial headwinds and will need to come together as a community to solve for them.

Luis Bardales Jr.

My name is Luis Bardales, my family and I have been living in the Point Loma Tennis Club (PLTC) for almost 10 years. I want to continue my service on the Board of Directors because I want to help our community grow and thrive. As we continue to see changes in San Diego County, I would like to continue to implement ideas, help make better decisions, and create a better future for our residents. As a parent, I will advocate for families in all aspects including safety, security, and keeping our neighborhood clean and fun. I believe there is a lot of great talent within our PLTC that can be utilized to create a positive impact and make us grow. My goals of service will be to represent the needs and best interests of our community, promote inclusion within the community, and keep PLTC a safe and fun environment for all residents.

My qualifications and professional experience to lead and serve on the Board of Directors include having a bachelor's degree in International Business Administration. I have also had many years of experience in customer service with a business background for the last six years as a Financial Center Manager (FCM). Managing a high-impact financial center has given me the opportunity to solve many complex problems, increase revenue, and most importantly create a friendly, inviting environment creating and building trust.

Laurie Rennie

I have lived at PLTC for 24 years. I have been on and off the board for 13 of those years and am currently the Board President. It has been a challenging year with a new Property Management company and all the problems that have gone along with that. It has been my honor to serve my community in this capacity. Prior to retirement I was COO at a private nonprofit where I worked for 24 years. I am hoping we have some new board members next year and I would like to assist in orienting and transitioning them on to the board.

William M. Scarfia, CPA

I have owned here for approximately 10 years, and have been on the Board for several years. I rarely miss meetings and played an important role in ensuring the community had usable financials statements for the 12/31/21 audit. I am a CPA and believe we need to continue to have ample reserves. I would advocate using them for painting and deferred maintenance, after we have treated for termites. I am grateful for your vote.

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Charyl Borges

I appreciate you taking time to read my candidacy statement. From the moment I walked onto this property, I knew this is where I wanted to start my family. In the two years since, I have fallen in love with the people here. I have served on the social and landscape committees and attended almost every HOA meeting so I could understand the needs and wants of our community. On landscape committee, I have listened to the concerns of our members, trying my hardest to present options that appeal to the majority. I facilitated in gathering multiple bids for several projects ensuring we have fiscally responsible options and have seen them through to completion. My husband and I have helped to host several successful social events and helped acquire new items in the gym and around the clubhouse. While I have tried my best in these positions I believe as a board member I could help much more to make the necessary improvements we need in our community. I am running in hopes to bring fresh blood, new ideas, all while preserving the wisdom and integrity of our long time members. I have served for the past 14 years and continue to serve our country in the United States Coast Guard. My military experience has provided me knowledge in large scale procurement, maintenance, budgeting, implementing safety standards and leadership that I believe could be extremely valuable as a board member. My goal would be to help make more sustainable & fiscally responsible decisions that protect, maintain, and increase the value of our investments here at PLTC. This community is amazing but we have some work to do in order to preserve our buildings and our beauty. In the same way as I have served our country, I would dutifully serve this community. It would be an honor to earn your vote as a PLTC board member. Thank you for your time.

Lorri Jongeneel

As a new member (since July 2020), I have attended as many board meetings as possible to understand how our property and HOA funds are managed. It seems there are more decisions made in executive session with public decisions reversed without notice. I'd like to see this change with more transparency for owners and members to understand where our funds are being spent and to welcome input from owners. Our debt is climbing, while our building maintenance is declining with some significant questions and concerns left as pending despite member inquiry. I'd like to participate in making these changes.

I'm a CPA with significant experience working on internal controls and process transparency for efficient operations that end up reducing costs, once implemented. I work with public companies and I'm in senior management and have participated on non-profit boards that have increased revenues and decreased expenses while providing better services to members. This was a while ago, and I deal with corporate boards, now, but the concepts are the same. Having a great system of controls makes it easier for everyone to understand rules, follow rules and improve collaboration and community.

There are a number of concerns being raised in board meetings, and I'd like to implement transparency, consistency and timeliness of board meetings, with a proper venue for members to be able to monitor the progress of key issues, such as parking space ownership and allocation, timely board minutes with any resolutions, CC&R adherence or non-adherence to be transparent for all so all members are treated equally, maintenance requests and statements to be made public to hold our management companies accountable for the expenses incurred and to ensure that all members are receiving the same level of service.

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Peter Dirickson

Candidate Statement to Serve on the Board of Directors for Point Loma Tennis Club

October 5th, 2021

Name: Peter Dirickson
2680 Worden St – Ap 69 – San Diego, CA 92110

I moved to PLTC unit 69 when I bought in November 2011. Living here since then with my wife and our 5-year-old daughter.

I would like to serve on the Board to help make better decisions for the community, especially with parents that have children. I can also contribute to make good decisions for everyone best interests. I am a very easy person, sociable and with good technology skills.

I never served on this board before and I would like to learn more about challenges this community faces and come up with creative and simple solutions. I once was a boy scout and served in my community. I learned how to keep a health environment, build, and maintain our space for meetings and helped to solve problems faced by locals. I also served at the Rotaract for a few years (young part of Rotary) and helped with financial statements, bills and contribute with donations for local charities, bring food and computers donated by companies to local schools and poor communities.

My goals of my service to the community would be to first understand the challenges we have now then talk to people and come up with good decisions to continue keep this place a safe and fun environment for all family's sizes and types. No discrimination of any races, gender and keep good ethics. I also would like to know better each people and organization that works with this community directly or indirectly and make sure they all perform on their best level of quality and honesty.

Sincerely,

Peter Dirickson
(619) 952-9833
peterwd@gmail.com

CANDIDATE STATEMENTS

(There are 5 pages of statements)

Alessandra Rocha

Alessandra Rocha
2658 Worden Street – Unit 230

I have lived at the Point Loma Tennis Club for almost 20 years and I have owned a townhouse for more than 16 years. I have lived in 3 distinct units at Point Loma Tennis Club in different areas and I know our complex very well. I have been engaged with our community for the past several years, I am dedicated and enthusiastic about helping our community and I will continue promoting an enjoyable and friendly environment.

I have been participating in the Point Loma Tennis Club committees for many years and I have been a member of the Board of Directors previously. I am familiar with our residents, owners, vendors, amenities, association governing documents and the community needs. During this past year, we have been able to undertake some projects pending for quite some time. In order to bring continuity and advance these much-needed projects, I am applying to be reelected for one more year. I would like to continue representing the needs and best interests of our community, while ensuring prudent use of all assets and upkeep of amenities.

Some of my qualifications to be a member of the Board of Directors include my professional experience in small organizations, Fortune 500, non-profit, and multi-national companies. I speak English, Portuguese and Spanish, and my educational background consists of a Bachelor's degree in economics and a Master of Business Administration (MBA) degree.

I have distinguished performance at both national and international levels with proven ability to analyze business requirements, strategies and identify new opportunities. I am always eager to learn new methods and procedures, and have implemented continuous improvements with positive impact on businesses, revenue and productivity.

The Point Loma Tennis Club is a wonderful place to live, and I will continue to work diligently, responsibly and with transparency to support our community path forward.

Thank you for your consideration and please feel free to contact me with your ideas, questions or concerns.

Alessandra Rocha
rochaalessandra@hotmail.com

CANDIDATE STATEMENTS

(There are 5 pages of statements)

Shelly Schwartlander

Nomination Statement for 2023 Director on PLTC Board: Shelly Schwartlander, 4012 Valeta St #293, San Diego, Calif., obshellums@hotmail.com, 619-539-4803- own/reside at PLTC for over 30 years & am a member in good standing. Member of PLTC Board of Directors 2016, 2019, 2020, 2021, 2022 secretary 2020 to 2022

Retired federal legal assistant from FEMA, Navy, SEC, IRS & Social Security, with A.S. degree & legal assisting certificates from San Diego City College & City College of San Francisco. I find relevant real estate, property, & administrative statutes & regs. I recognize elements of fraud from studying tort law, follow changes pertinent to corporate status & HOA. Managed marble & granite business in San Francisco that fabricated & installed reception desks, fireplaces, bathrooms & kitchens & taught me to find, schedule and pay related construction vendors.

Annual meetings, town halls, newsletters and annual reports were what I reviewed from '91. By '14 poor maintenance & irregular management made me attend meetings missing only 3 regular & 2 exec. meetings in 7 years! Minutes of all 2008 – 2015 meetings showed me origin of projects, if, when, where completed, bids, support & objections & financial status reported in detail.

Complacency and permissive treatment of former management from 2010 to 2021 plus loss of the four-man maintenance team with a hands-on highly skilled supervisor drastically changed quality of PLTC. How maintenance in conjunction with cost analysis is done and reported should follow example of HOA's that are notably well maintained and funded.

I study invoices & ledgers for duplication, overbilling by exceeding work order requests. I question long periods for which we aren't billed for ongoing work. Viewing invoices should remain easy for Directors as it has been in '21 & '22 to perform this needed oversight. Directors need to do this more.

Board presidents set meeting agenda with their and directors requests they approve. One has forgotten my requests, one systematically refused to include my agenda requests and then portrayed what I present as self-serving though I live in a building with 26 units and of course report on a condition I see here as do other directors. At the same time same presidents have used management to investigate and compile what they themselves can and should do as directors. With attorney contact only allowed by board presidents answers to requests for info or over concerns are hard to get or as reported aren't informative.

I use the 3-year reserve fund study to know what replacements are made when to see if funding that comes from our dues is justified. As we defer more and more, the funding is less justified. For the '21 study I show inspect replacements made in past three years and lowered amounts for overpriced, discontinued or changed components to bring overall funding requirements per year down. Fought to get this report as management delayed it for 6 months. Stronger requirements to report than previously yet Board giving this little attention allows for overfunding by not making replacements or overpriced items.

Accomplishments: 1. Since 2019 as Maintenance Committee chair, I've reported the most visible deterioration at PLTC which has been townhouse wood lamp posts, stairs and deck railing: many & the worst now replaced. 2. Lighting, weak stairwell railings, rusted and/or wood rot components & railings needed for insurance requirements in progress and/or replaced. 3. As an owner or on agenda at almost every meeting since '15 I've requested removal of aged hazardous eucalyptus trees close to buildings & am enormously relieved 13 of 15 approved are now gone, along with the safety hazard they presented.

Provided to BoD at meetings the monthly Maintenance Committee Report as chair from 2019 to 2022 only removing items when they have been completed. This should be attached to minutes as referred to under Maintenance Committee Report instead of "chair provided report".

Goals: Reduce administrative spending. Reduce budget for non-specific categories i.e., 'Miscellaneous' and 'Supplies'. Don't overspend for budgeted categories by underspending others including those that address safety and preservation or repairs to buildings. Consider removing "allowance" items from reserve fund study when they will certainly be shown in operative budget or don't include them in reserve funding needed total. I will continue providing info to reduce costs where they are overpriced or no longer components that must be funded continuously.

Remind owners even if you don't vote for me, I really hope you as an owner/member will get what you are entitled to: copies of financial reports, and draft minutes which must be available upon request according to specific statute timelines in Davis—Sterling Act. Preventing or denying disclosure and certainly threatening members or directors based on requests they make should never occur though it has. Rather than hide lack of maintenance and other failures it's safer to acknowledge & state a plan to repair, replace, put in progress and move on.

Ensure members can be confident that the finances, operations & reserve funds are managed carefully to preserve owner's property, safety & HOA's reputation.

Shelly Schwartlander—nomination to 2023 Board of Directors—Point Loma Tennis Club 10/2/22