

**Baywatch Townhomes Association, Inc.**

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

Optimum Property Management - Bryant Sanchez
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. 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.

June 30, 2026

A Meeting of the Members will be held as follows:

Date: August 11, 2026 (All mailed ballots must be received by us by August 10, 2026)
Time: 5:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/baywatch)

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**

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Baywatch Townhomes Association, Inc. bylaws define a quorum as “51%” of the voting power of the association, or 78 members. This quorum requirement is lowered to 20% (31 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 - Additional statements on reverse

Chandra Fechtelkotter

As a long-term resident of Baywatch, I understand the needs and values of our neighborhood.

My qualifications include:

- Nine years as a past board member serving Baywatch
- Forty years of business experience in management level positions in both Hi-Tech and Bio-Tech industries
- 15 years on the American Heart Association Board

I understand the impact of board decisions on our property values well beyond our monthly dues. That's why transparency and full disclosure is an important obligation of every board member. Major decisions require research, community involvement, participation through committees and effective communication.

I truly appreciate your vote. It would be a privilege to serve on the Baywatch Board of Directors once again.

CANDIDATE STATEMENT

Pam Maclean

We are living in challenging times. With increased costs for oil, water, labor, insurance, supplies, and materials, the cost of living at Baywatch continues to rise. Our monthly fees are already very high, and I am quite concerned about what will happen if we don't carefully manage our spending. Now that our pool area amenity has been beautifully upgraded, I propose that we get back to BASICS by focusing on the less glamorous—but essential—work of maintaining the infrastructure of our individual units.

If you've been waiting a long time to get your unit repaired, you aren't alone. If elected, I will do everything I can to ensure our vendors provide actionable proposals as quickly as possible. By "actionable proposals," I mean multiple bids with clear, apples-to-apples scopes of work so board decisions are not delayed month after month.

As a Baywatch board member, I would carefully track our spending, select licensed and insured vendors that provide the best value, maintain an observable decision-making process in open board meetings, seek community-wide feedback for significant decisions, and protect our HOA by following our governing documents and applicable laws.

A little about me: I've lived at Baywatch for 14 years and attended every single board meeting for the past 10 years. I hold an MBA and am a certified PMP (Project Management Professional) who has managed tens of millions of dollars in projects and government grants for organizations including AltaSea at the Port of Los Angeles, Sony Pictures Entertainment, Trader Joe's, and The Walt Disney Company. I am also a former Baywatch board member, first elected in 2017.

Baywatch is a wonderful place to live! It would be an honor and a privilege to serve our community once again.