



**Island Village Homeowners Association**

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

Gail Small  
Dynamic Property Group, LLC  
5500 Bolsa Avenue, Suite 201  
Huntington Beach, CA 92649

**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 double-sided 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*

April 10, 2026

A Meeting of the Members will be held as follows:

Date: May 13, 2026  
 Time: 6:30 PM  
 Location: The Clubhouse  
 All mailed ballots should be received by us by May 12, 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 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, the Island Village Homeowners Association Restated Bylaws Article 5, Section 7 states: "There are no Quorum requirement to elect Directors or for the counting of ballots in an election of Directors."

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](mailto: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!**

Gail Small  
Dynamic Property Group, LLC  
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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!)

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c/o The HOA Election Guys - IslandVillageFILE  
27472 Portola Pkwy #205-412  
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**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Sharon Foster**

As a proud member of our community for the past 23 years, I have had the opportunity to build long-lasting relationships with many of our neighbors and have developed a deep appreciation for what makes our neighborhood such a special place to live. I am committed to preserving and enhancing the quality, safety, and sense of belonging that define our community.

Professionally, I have served as Executive Manager at a commercial real estate development company for over 23 years. In this role, I have been responsible for lease administration, construction management, licensing and permits and all aspects of office operations. This experience has provided me with a strong foundation in organizational management, budgeting, project coordination, and effective communication — skills that translate directly to supporting the successful governance of our HOA.

If elected, I will bring a balanced and practical approach to board decisions, focusing on transparency, fiscal responsibility, and maintaining open communication with residents. I believe our collective engagement and collaboration are key to ensuring the continued health and vitality of our community.

I would be honored to serve and give back to the neighborhood that has given me so much over the past two decades.

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Carol Meyer**

I currently serve on the IV HOA Board and have done so for over nine (9) years. I have had lengthy government employment in managerial positions which has prepared me for supporting this community on many fronts.

I believe the goals of the Board of Directors are to maintain fiscal and infrastructure integrity of the community while fostering a strong sense of neighborhood among all residents. I know many of the homeowners by name and have worked on the Landscaping Committee for many years.

I have served on multiple LA County and Long Beach boards and committees in my career and after retirement. I currently am appointed to the LA County EMS Commission by Supervisor Janice Hahn and have developed a working relationship with City Councilwoman Kristina Duggan and her staff as well as the Los Cerritos Wetlands Stewards who maintain much of the surrounding wetland areas adjacent to Island Village. I have made presentations to the City Council on behalf of Island Village and feel that we need to maintain a strong presence in order that Island Village does not get forgotten at the fringes of Long Beach.

**CANDIDATE STATEMENTS**  
(Additional statements on reverse)

**BOARD = SERVICE + RESPONSIBILITY**

Serving as a member of the Island Village Board of Directors means handling duties and responsibilities for the benefit of homeowners and the betterment of the community. Five major goals exist to be addressed.

Concerns for Individual Property tops the list. Adherence to Architectural Guidelines and equitable policies renders accelerated values.

Retaining low dues assessments is accomplished by frugal expenditures and attention to Budget and Finance. Investing homeowners' funds prudently and safely increases reserve accounts for future use or emergencies.

Landscaping enhances properties by utilizing drought tolerant plants and water conservation irrigation to present colorful gardens and tree-enhanced parkways for recreation and entertainment.

Common area Maintenance consists of selecting vetted vendors and contractors to care for and repair community assets and equipment for proper functioning.

Health and safety protocols for residents and pets provide cleanliness and assure a Congenial Living environment.

Serving as a Board member and meeting these criteria is a privilege and denotes a position of trust granted by the homeowners. Thank you for your consideration.

Carolyn Quadt  
Board Candidate

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Ivan Roson**

I have been a member of the HOA since 1999 and have served on the Board of Directors for the past 13 years. During my time on the board, I have worked diligently to maintain and improve our community while keeping HOA dues reasonable and financially responsible. Increasing property values and ensuring responsible stewardship of association resources have always been central priorities.

Professionally, I am an aerospace engineer with 28 years at Hutchinson Aerospace, where I currently serve as Vice President of Test and Research & Development. My career has focused on leadership, strategic planning, technical problem-solving, and budget oversight —skills that translate directly to effective board service.

My vision for the HOA is one of transparency, strong homeowner engagement, financial stability, and a well-maintained community we can all be proud of. I believe clear communication and sound financial management are essential to building trust and ensuring decisions reflect the best interests of all homeowners.

As a board member, I regularly attend board meetings and remain committed to working collaboratively with homeowners and fellow board members to address community needs, plan for the future, and maintain the quality and value of our neighborhood.