



Oceanside Marina Towers Association

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

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 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

PMP Management - Angel Garcia
2710 Loker Ave. W, Suite 240
Carlsbad, CA 92010

February 19, 2026

A Meeting of the Members will be held as follows:

Date: March 28, 2026
 Time: 10:00 AM
 Location: Cornel's Cabin

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 ONE (1) director. There are two positions scheduled for election this year, but as there is only one candidate and your bylaws do not permit write-in candidates, this election will be for ONE (1) director. 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 Oceanside Marina Towers Association Bylaws Article 3, Section 4 states: "No quorum shall be required for any vote by the Members for 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

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!**

PMP Management - Angel Garcia
2710 Loker Ave. W, Suite 240
Carlsbad, CA 92010

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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CANDIDATE STATEMENTS

Richard Wells

My name is Richard Wells. Marina Towers has been my primary residence since February 2021, and I truly enjoy living in this community. My professional background and leadership experience make me well qualified to serve on the Board of Directors.

During my 32 year career with the National Park Service, I held several senior management positions directly relevant to the oversight and stewardship of Marina Towers. I served as Project Director for the \$350 million restoration of Ellis Island and the National Immigration Museum. I later became Director of Facility Management and Planning and Development for the Statue of Liberty National Monument, where I oversaw the creation of the first comprehensive facility management plan for both sites. I retired as Superintendent of Gateway National Recreation Area in New Jersey, a park with 1.4 million annual visitors, more than 60 employees, and an operating budget exceeding \$4 million.

In addition to my federal service, I was President of a 240-unit cooperative apartment building in the Gramercy Park neighborhood of Manhattan, providing me with firsthand experience in residential governance, budgeting, and long-term planning.

My primary focus for Marina Towers is the long-term financial stability of the association, including prudent oversight of the reserve fund and effective management practices. I am committed to transparency, accountability, and responsible decision-making. I would be honored to earn your vote for the Board of Directors.