



Point Loma Tennis Club Community Corporation

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

Jorge Franco - Point Loma Tennis Club
2650 Worden St
San Diego, CA 92110

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. Seven 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

November 17, 2025

A Meeting of the Members will be held as follows:

Date: December 17, 2025
 Time: 6:00 PM
 Location: The Community Clubhouse – 2650 Worden St., San Diego, CA 92110
 All mailed ballots should be received by us by December 16, 2025.

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 lowered to 20% (78 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!**

Jorge Franco - Point Loma Tennis Club
2650 Worden St
San Diego, CA 92110

**Point Loma Tennis Club
Community Corporation**
c/o The HOA Election Guys - PLTCFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

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

Brennen Behne

I've been a member of the association for 10 years and have been attending board meetings regularly over the past year, prompted by the recent rise in assessments and a sense that our community could benefit from some fresh ideas and perspectives. With a professional background in finance and technology, I bring experience in budgeting, forecasting, and strategic planning — skills that can help strengthen our association's financial stability. My goal is to help the board build and maintain a sustainable, transparent budget that meets both our short- and long-term needs while keeping HOA fees predictable and fair. I believe in a balanced, forward-looking approach to managing our community's resources and ensuring residents can feel confident about how decisions are made and funds are used.

Gregory Boisvert

My Name Is Greg Boisvert and I have been serving on the HOA Board since mid-August when I was elected in the Special Election. I would like to continue serving the community in the upcoming year. My wife Megan and I, with our labradoodle Leo, moved into the PLTC in April of 2024. We love living here, have made friend with many of our neighbors, and want to see the community be successful.

I currently work for the California Department of Transportation as a Budget Resource Manager where I am responsible for managing approximately 20 million dollar of State and Federal funds annually. In this role I am responsible for the labor dollars that pay 140 staff members, the Operating Expenses for purchasing equipment, and approximately 1.7 million dollars set aside to manage the Transportation Management Center in Kearny Mesa.

Prior to joining Caltrans in 2022 I managed Distribution Facilities for 7 years in Sacramento, CA., Charlotte, NC., and Los Angeles, CA. for global leaders in the Industrial Gas industry.

Prior to that I served as a Logistics Officer in the United States Army after receiving my Masters in Public Administration from Bridgewater State College in Massachusetts, where I am originally from.

I want to serve on the board because I know these are difficult times for our community. In the less than 2 years I have lived here I have seen multiple Special Assessments and increases to our HOA dues to address years of deferred maintenance and the rising costs of living. I want to focus on improving the quality of life for all PLTC residents while being fiscally responsible with the community's money. I want to continue to work collaboratively with my fellow board members and anyone in the community who has good ideas for the future.

Thank you for your consideration,
Greg

CANDIDATE STATEMENTS

Andrew Carroll

As a six-year member of our association, I am seeking re-nomination to continue serving our community with the same logical, detail-oriented approach that has guided my first year as board secretary.

Background and Experience

I spent some extra time at school in my youth to get a Ph.D. in a niche corner of abstract mathematics. While it doesn't lend itself to scintillating dinner conversations, it does train you to approach problem-solving with rigorous logic and open-minded analysis. I've leveraged this training to develop professional skills in data architecture and leadership within my career, and it has shaped how I approach community challenges. Rather than relying on emotional reactions, I focus on gathering evidence, analyzing options methodically, and communicating solutions in clear, digestible steps. This mathematical mindset helps me break down complex issues into manageable components and identify root causes rather than just treating symptoms.

Current Term Accomplishments

During my year as secretary, I was actively involved in two key initiatives. First, I developed and shepherded a comprehensive plan to upgrade aging community infrastructure—taking a structured approach to prioritize projects based on both immediate need and long-term impact. Second, I have actively pushed for digitizing our management company's project tracking processes, recognizing that transparent, organized systems benefit both residents and board members.

Vision and Goals

- I am committed to bringing this same rigorous methodology to three specific objectives:
- Apply logical frameworks to recurring decisions – Many board issues follow predictable patterns. By developing consistent evaluation criteria, we can make more efficient, defensible decisions.
- Complete our asset modernization assessment – I will finalize a strategic proposal that addresses our aging infrastructure comprehensively, with the goal of flattening our long-term maintenance cost curve through smart preventive investments.
- Enhance project transparency – Building on my digitization efforts, I will improve visibility into community projects for both residents and board members, particularly as we navigate evolving legal requirements for HOA transparency.

A Plea on Responsible Voting

Our association deserves thoughtful, evidence-based governance. As you evaluate all candidates, I encourage you to consider their commitment to respectful discourse, their ability to separate fact from speculation, and their track record of collaborative problem-solving. Board decisions affect our property values and quality of life—they merit serious consideration based on qualifications and demonstrated judgment rather than dramatic claims or personal grievances. If you've attended town halls or board meetings, you have seen just a glimpse of the caustic and counterproductive consequences of electing those who prioritize conflict over constructive dialogue. We all deserve better representation.

CANDIDATE STATEMENTS

Tobi Garber

Hello PLTC Residents,

My name is Tobi Garber and I have owned my condo since 2007. I love living in our community and truly want to help us get through these tough financial times. I am a business major graduate and have managed convenience stores for 20 years. My strengths were helping franchisees with their sales and profitability while reducing expenses.

The town hall meeting and the great presentation about reserves were so informative and eye-opening. It really motivated me to be involved and to help. It seemed plumbing was the top issue brought up by residents. My goal would be to try to save money in every area possible. However, we need to get all the maintenance issues resolved in order to maintain our property values and get the reserves built back up as well. If the large assessment is approved, my goal would be that residents of all floor plans get a benefit. I would also like to explore ideas of how we can raise/earn more money as a community.

The times we are in are different than anything that we have ever experienced in the past, so hopefully we can come together as a community to improve our aging complex. I would love to share my ideas and brainstorm solutions with my fellow neighbors.

I appreciate your consideration for this position.

Thank you
Tobi Garber

William M. Scarfia

Hello neighbors, I trust you all are well. I have been living at the Point Loma Tennis Club since 2013 and have largely enjoyed my stay here. As a 12 year resident and a CPA (licensed in California and New York) I have not enjoyed the several Special Assessment fee increases that seem you occur almost yearly. My guess is neither have most of you. While I do understand the occasional need for Special Assessments, they should not be baked in yearly without a hard look at reducing the cost structure of the Association. For instance, the gas billings for the pool area have been obscene. In fact, from December 2024 to March 2025 gas charges for the pool/clubhouse area were over \$17,000. Why the pool is heated during the winter months, when almost no one uses it, is befuddling as well as expensive. Water usage certainly will sky rocket going forward given the rate increases scheduled for the coming years. We need to manage and contain costs, not have knee jerk Special Assessments annually. I would like your vote to help move that agenda in the coming year and try to get costs under control. We can certainly find better uses for that what we are now paying SDG&E for gas. Thank you for your attention and hopefully support.

CANDIDATE STATEMENTS

Teresa Harris

Volunteering to help out the community by using the knowledge of my Maintenance mechanic experience I've had in the last 2 decades.

Tamara Wiley

Dear PLTC Community,

Thank you for your time and consideration.

My husband Alex and I have proudly been homeowners at PLTC for over 25 years. I previously served on the board and have been a dedicated member of the Landscaping Committee for nearly two decades. With a strong background in sales, negotiations, and real estate in San Diego, I believe my professional experience would be a valuable asset to our community.

I'm a passionate advocate for enhancing the beauty of our complex—through vibrant plantings, preserving our trees, and maintaining the integrity of our shared spaces. I was deeply saddened by the recent removal of the large, beautiful Ficus tree near the pool. While I understand the board's concerns about root damage to the sidewalk, I believe rerouting the walkway would have been a more thoughtful and cost-effective solution. The loss of that tree was both emotional and financially significant for PLTC.

I care deeply about our community and its future. I would be honored to have your support and your vote.

Kindest regards,

Tamara Wiley
Unit 184

CANDIDATE STATEMENTS

Charyl Perez (Borges)

Thank you for taking the time to read my candidacy statement. I still remember the excitement I felt five years ago when I purchased my home here, knowing it would be the place where I would begin my family. From the very beginning, I have felt a strong sense of duty to help preserve the beauty, integrity, and value of our community—a duty that has only grown stronger as my family and I build our lives here.

For the past three years, I have had the privilege of serving as a director and officer on the board. During that time, I have worked with my fellow board members to:

- Improve our maintenance schedules and ensure nearly all roofs have been repaired.
- Introduce the use of fobs to enhance security and protect our amenities.
- Reduce operating costs while maintaining high-quality services.
- Refinish the tennis courts and add a new sports court to expand accessibility and enjoyment for all residents.

Every decision I have supported has been made with careful consideration of our financial health and long-term sustainability.

Beyond my service to PLTC, I have proudly served our country in the United States Coast Guard for the past 16 years. My military career has given me extensive experience in procurement, maintenance, budgeting, implementing safety standards, and leading teams—skills that I believe directly benefit our community and our board.

If re-elected, my goal is to continue introducing fresh, innovative ideas while respecting the experience and wisdom of our long-standing members. I am committed to making fiscally responsible decisions that protect, maintain, and increase the value of our homes and our shared spaces.

Just as I have dutifully served our country, I am dedicated to serving this community. It would be an honor to earn your vote and continue working on behalf of PLTC.

Thank you for your time and consideration.

Shelly Schwartlander

I am Shelly Schwartlander, over 18, res-own since '91 *work: FEMA, NAVY, SEC, IRS, SSA Secretary Paralegal retired Thank you for your past votes. I ask for yours again so I can work to make PLTC safe, strong & affordable for all of us.* I urge you again to have the office email you a complete Reserve Fund Study for funding of major components with age & cost

PLTC Maintenance Chair--tracked items small as bolts missing from stairways to actual stairways '19—'24' Director 19-'25 secretary '19 & '20, treasurer '25 Offer info for reserve fund studies. Review invoices for savings. Read law, local RE. Davis-Stirling newsletters; listen to many *Association Review* HOA webinars: a terrific resource

PRIORITIES: same as last year, replace final 3 tar & gravel roofs, especially oldest. Those old roofs only meant to last 15 years and the oldest is now at least 37 years old.

OBJECTIVES Be sure it's understood

Members should be aware low funding exposes us to higher risk for not being able to cover unforeseen events. Though the motion was made in May for a large special assessment to be presented to members for a vote and the board approved it, the presentation wasn't made until August. No report of the event or what follow up will occur, I imagine there will be a vote and something will be reported but for now state if you don't have this info you should: whether or not you volunteer to support what was shared in the TownHall meeting and vote to accept a large special assessment for upgrades to clubhouse and composite replacing wood, the Board can still pass emergency and special assessments for components we're obligated to provide and replace when worn out: roofs, sidewalks, elevators and major sewage systems.

I hope all will really weigh practicality of replacing wood with composite after we have replaced so much wood at all 3 story units', many TH steps, lamp posts & decks & at downstairs flats with new wood mainly since end of COVID, '21 to '25. It's supposed to last 20 years with paint 5-7 years, easy to paint by right workers. Can we really pick a color we all want to see for 30 years on composite we can't paint? Are we even sure our buildings have 30 years considering other than flats all rest on columns. Only 2628 columns were repaired over 20 years ago. What do we know about the rest? Composite won't make buildings sturdier, expensive overkill? Curious to know answers and plans. Anxious to replace rotted TH wood, some I'm sure over 20 or 30 years old & ugly, could be replacing with wood now.

Lenders are more thoroughly scrutinizing the funds for source of income to fund: lump sum, lawsuit, payment, special assessments or regular. What is the deterioration rate, how old are buildings and finally % funded. I'd be interested to hear what lenders say upon reviewing our funds.

I'd advocate for following the *review specialists' recommended plan to try to reach a "fair" level of funding within 3 years. We have not been able to get beyond "weak".* Avoid spending reserve funds unless it's for a reserve fund item. Priority would be to replace most essential and soonest to fail reserve components that are too old & used up for continued use. A situation might make us spend for a non-reserve item, but as soon as possible every effort should be made to return to and stick to the plan for the best chance to eventually reach a fair level of funding.

Make sure funds are used for "reserve expenses". Per National Reserve Study Standards, a reserve expense is "a common area responsibility with a reasonably predictable life expectancy and a cost that is material (significant) to the association meaning commonly above .5% to .1% of the annual budget". Unfortunately, how it is spent has become so loosely related to the definition and how much actually goes into the fund is just not consistent enough to replace major components timely.

Directors use the word 'proactive' to present requests for spending. Some proclaim it as if it's what motivates their request. . But same director's response to replacing even our oldest roof was "is it leaking"? Another's was "we replaced two this year already". Those answers are the opposite of proactive. Waiting until as needed is almost an admission one is trying to do nothing so they can use the money for other projects that do not replace essential infrastructure.

I believe we're hitting a "convergence" of accelerated deterioration for these roofs and items we haven't replaced, when we will only have 20% of funds to spend on all at once when we'll also find we can't get a loan having so little in reserves making us the worst type risk. After more frequent special assessments we've been paying for we'll be forced to pay with a whopping emergency assessment. I say it's not far ahead. Any combination of a few accidents, lawsuits or major sewage or other habitability failure that we must resolve immediately will get us to that huge emergency assessment.

AARON STOESSEL

2026 Candidate Statement

POINT LOMA TENNIS CLUB HOMEOWNERS'
ASSOCIATION

OWNERSHIP HISTORY: We own a two-story townhome on Valeta Street. I have lived in the Point Loma Tennis Club for 8 years.

OCCUPATION: I have been an attorney since 2008. I had a career in financial compliance. Since 2022, I have operated a small law firm that was started in our condo during the pandemic.



EXPERIENCE: I was appointed to the HOA Board in 2025 following the resignation of an elected member, technically making me an incumbent. I am hoping to retain my seat for the next calendar year. I became interested in being on the HOA Board because, like most residents, our home is the biggest investment my wife and I have. I want to be part of the decisions that impact its livability, durability and value.

CANDIDATE PRIORITIES

If you vote for me, I intend to advocate for these priorities, which I think are important for the long-term future of our community:

- **Increase Reserve Funding:** I am concerned about the reserve fund dipping below 25% when 70% is what is considered financially strong. These buildings are nearly 60 years old. It would be prudent to have stronger reserve funding.
- **Infrastructure Improvements:** Significant expenditures for infrastructure preservation are necessary. The band-aid fixes are no longer sustainable. I am sick of having my water turned off for jetting. I would not prioritize expenditure of HOA funds on purely aesthetic measures that do not impact property values or ensure the structural integrity of our buildings. We spend too much money on superfluous landscaping and not enough on plumbing modernization.
- **Increase Revenue:** Gradual increases in annual dues exist to counteract inflation and to meet reserve funding goals. If the HOA had not kept dues relatively static until about five years ago, we would be better equipped to meet the challenges our community now faces. In addition, I favor enforcement of fines and collection of unpaid dues and fees to increase revenue.