



## The Pacific Club Association

March 13, 2023

Rosie Gonzalez - RealManage (c/o Pacific Club)  
300 Katella Ave, Suite 335  
Anaheim, CA 92806

A Meeting of the Members will be held as follows:

Date: April 19, 2023  
Time: 7:00 PM  
Location: Association Clubhouse

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Pacific Club Association bylaws define a quorum as "50%" of the voting power of the association, or 90 members. This quorum requirement is lowered to 40% (72 members) at a reconvened meeting. If quorum is not reached at this meeting, the members in attendance at the meeting may vote to reconvene the meeting to a later date (this is done via a voice vote of the members present at the meeting). In this case, the deadline for receiving ballots will be extended as well.

All mailed ballots should be received by us by April 18, 2023.

In addition to this notice, this package contains the following:

1. One Official Ballot - please return your ballot so that we can meet quorum!
2. One double window envelope
3. One smaller Secret Ballot envelope
4. Two pages of candidate statements – there are statements on BOTH sides of these pages

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)

Rosie Gonzalez - RealManage (c/o Pacific Club)  
300 Katella Ave, Suite 335  
Anaheim, CA 92806

### The Pacific Club Association

c/o The HOA Election Guys - PacificClubFILE  
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**  
**(Additional statements on reverse)**

**Timm Abraham**

I want to thank all of you that voted for me last year. And I'm asking for your support again.

We need some major changes to the way our board deals with the contractors working here.

Stopping all the rip-offs and scams that waste our money year after year is impossible. Why because the Board refuses to learn from their mistakes. And to even talk about them.

You all remember the Fire Watch that was demanded by the city and the LAFD. Not any of the Fire hose cabinet were found to be in working order. And they remain rusted shut to this day. And the Board has no plans to ever replace these old valves.

This could cost you your home and or your lives too.

I've lived here for 17 years, and have witnessed many changes, both good and bad, With the right leadership we can return the Pacific Club to one of the top 5 condos in Playa Del Rey.

My name is Timm Abraham, and I thank you.

**Curtis Amazaki**

Hi Neighbors -

I am running for the board of directors because I can help to improve our budgeting, spending, and ultimately our property values.

I have lived at Pacific Club for a little over ten years and I have not served on the board yet. Although I truly appreciate the board's efforts, I think that it is time for new blood, new perspectives and other experiences.

As a Product Owner and a former Sr. IT Project Manager, I have 10+ years of experience working with vendors and large budgets. I have a BA in Business Economics from UCSB and an MBA from USC.

Thanks for your consideration -  
Curtis

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

**Pacific Club Candidate Statement**  
**Rick Benzel**

Dear Owners,

I am asking for your vote to re-elect me to the board. I have been serving on the board now since June 2019, first as Treasurer and since October 2020, as President.

In the past year especially, I have accomplished an enormous amount for our community. I spearheaded the effort to bring our financial situation into better shape through the special assessment that was approved by a vast majority of owners who recognized and agreed with the need to upgrade our assets. This included re-roofing all our buildings, which has now been completed and very likely saved us from tens of thousands of dollars in damages from the heavy rains we already received this winter. We are moving forward with the other planned improvements from the special assessment, including a new podium deck surfacing. The balcony project, required by California law, revealed damage to 25 balconies that must be repaired. All this could not have happened without the support of most owners here who want to keep Pacific Club one of the best, most valuable communities in Playa del Rey.

As the current president, I literally put in as much as 10-15 hours each week working with our property manager and the other board members to plan and track necessary maintenance, meet with vendors, and communicate with the HOA law firm on legal and collections issues that impact our community. Ron Luino, our current treasurer, said about me, "I have never seen any President of the HOA work so hard."

I believe the most important qualification I bring to the board is being honest and forthright about our challenges and our financial ability to manage them. Clearly, we have challenges ahead and I am eager to work on them for you. My track record shows my commitment to the property.

This community needs to have good people on the board of directors who understand the issues and are willing to put in time. Please vote for the right candidates to ensure that the board has five great people on it to ensure that your next year's board can function with maximum effectiveness.

**Personal background:** I have been an owner at Pacific Club since 2005. I have a BA from Amherst College and an MA from Boston University. I am a writer, editor and owner of a book publishing company.

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

**Suzanne Hefner**

My name is Suzanne Hefner, and I currently serve as one of your Board members. I would like to take this occasion to announce my running for re-election to the Pacific Club Association Board of Directors.

In these past months I have had the opportunity and privilege to work at resolving various issues and needs for our community.

A few of these examples are:

Overseeing the renovation, updating, and re-opening of the back pool and jacuzzi. Meeting and walking the complex with vendors to ensure clear lines of communication between board of directors, property management company, concierge, and vendors.

The past few months working as your Board Member has been busy but gratifying. Working on behalf of the community to make it safe and beautiful place to live has been a rewarding experience and one I would very much like to continue.

I am a longtime resident at The Pacific Club with 30 plus years' experience in banking as an Auditor and Fraud Investigator (CFE).

Please vote Suzanne Hefner for The Pacific Club Board of Directors.

Suzanne Hefner

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

**Marc Levine**

I have been a resident of the Pacific club for 33 years. I am currently serving as the vice president of the board of directors.

I have served our community as a board member for eight years. We have had to deal with many challenging things. I have worked very hard facing many of our challenges which have led to positive outcomes.

I have been instrumental in implementing security measures to protect our community. Since we now have an evening security patrol along with our daytime concierge staff and upgraded security cameras along with other security items we have almost eliminated all of the property crimes we had been experiencing in past years.

I have earned a bachelors degree in sociology from Cal State University Northridge.

Before I retired I was a regional sales manager for a durable medical equipment company. I also have served on several community Association nonprofit boards in Marina del Rey.

My vision for the future of our association is to maintain our property in the highest possible working order. I always try to maintain good contact with our vendors and contractors as well as our management company to make sure projects are completed in a timely And orderly fashion. I have not missed a board meeting or home owners meeting in the eight years that I have served as a Pacific Club board member .

I respectfully ask for your support and your vote During this current election cycle.

Sincerely,

Marc Levine