

CORANADO SHORES NO. 8 EL ENCANTO TOWER

CANDIDATE STATEMENTS

JENNIE ELLSWORTH – Unit 1401 Hi – My name is Jennie, and I am currently serving the Association as your Treasurer. I would like to continue to serve the association to finish some of the financial projects that we have started. I have enjoyed learning about the association and believe that in the last 2 years, I have provided some benefit in my role. Specifically, I worked with the Office Manager and together we worked on putting “idle” reserve funds into CDs so that we could gain interest on the funds until they were needed for repairs. We use a “laddering” system for the CDs to ensure that scheduled projects are funded timely. Additionally, I review the Financial Statements in detail, ensuring that revenue, expenses, and deposits are recorded accurately. I assisted with the budget and to date, can say that we run a tight ship with minimal variances. I have a background in Finance and Audit and enjoy being part of the team. I would like to continue to serve another term to ensure we stay on track with the projects we have started. Thank you for your consideration.

MIGUEL PASQUEL – Unit 1503 My name is Miguel Pasquel. I have been coming to Coronado Shores with my family for more than 45 years and have been owner in El Encanto for 34 years. I served as a Director of the Board for six years. I would be honored to continue to participate as a board member in our building and contribute and support all the work towards the best interest of our community. I am a CPA, I am actually a member on several Boards in different entities, financial, Sports and altruist.

LENNARD GRODZINSKY - Unit 1607 We have owned in the Shores for over thirty years and love it. I’m running for a Board position because I believe I have the dedication, experience and skill sets that would benefit our HOA in preserving and enhancing our precious assets. Over the past 6 years, I played a key role on the Reserve Committee. I’m a staunch believer in the need for adequately funding our Reserve account and not relying on Special Assessments. As our building ages, the challenges of maintaining everything to standards we expect are increasing. To meet these challenges, we must strive for an accurate reserve study and adequately fund the reserve account based on that study’s recommendations. Over the past year, the Board has made significant progress in improving our reserve position and I would like to make sure this progress continues.

Key areas I would focus on:

1. Ensuring we have accurate / timely reserve studies.
2. Assist the Board in formulating a reserve funding plan that minimizes the impact on regular assessments while minimizing or eliminating special assessments.
3. Assist management and the Board in the selection and oversight of contractors to ensure competitive bidding and prudent spending from reserve funds.

Professional Background

- Forty years of consulting experience in civil and structural engineering.
- Principal of a small, specialized professional practice offering a range of real estate brokerage and development services.
- Testified extensively as an expert witness on real estate development related matters.

Thanks for your consideration

END OF CANDIDATE STATEMENTS
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