

AMBIANCE HOMEOWNERS ASSOCIATION

CANDIDATE STATEMENTS

HERBERT CONDIT – My name is Herbert (Herb) Condit. I am a homeowner in the Ambiance Community and moved here in 2002. I have been a Board member for the previous 10+ years.

My Background I Served in the US Navy for just over 10 years beginning in the early 1970s. There I specialized in electronics, specifically sonar, while serving aboard a nuclear submarine. By 8 patrols were in the Pacific during the later years of the Vietnam conflict. After leaving the service and over the course of the following 30 plus years I worked for two local San Diego defense contractors one of which included eight years working as a field engineer traveling both domestically and internationally in service to numerous commercial offshore industries associated With petroleum production.

I am very proud to be the father of two grown children, a boy and a girl, now with their own families and careers.

I have a Bachelor's degree in business and I believe I bring a unique perspective to Board decisions and I look forward to continuing to contribute as a board member for another term.

CHERYL FERLATTE – My name is Cheryl Ferlatte and I have been a part of our community for 20 years. I have been a Board Member for 11 years. While being a part of the Board, we have seen our reserve funding go from 39% in 2015 to 68% in 2023, with a goal of greater than 78% in 10 years so we may prevent special assessments. I understand our finances and what it takes to keep our community running. I have held active roles in obtaining and organizing vendors to oversee, repair, or replace many of our reserve components over the past 11 years such as: roofs, iron and wood fence upgrades, asphalt repair and sealing, stucco repair, community fumigations, pool area repairs/ upgrades and resurfacing, playground replacement, landscaping and irrigation upgrades, balcony upgrades, and staircases repairs. I have worked with experts to understand our needs and have developed action plans and maintenance schedules with the Board in order to protect and improve all components the Association is responsible for.

While being a part of the Board, I have worked with Association Members to implement our No Smoking Policy, EV Policy, Balcony, Window, Solar, and Satellite Policies. I know our CC&R's and Policies and where my knowledge lacks, I always turn to our experts. I am a firm believer in fairness and accountability in order to prevent unnecessary costs being passed on to all owners.

I am committed to our community and I am an experienced and dependable board member. I appreciate how far we have come in the last 11 years and I am grateful to all those who have given their time to the Association. If elected for another term, I will continue to prioritize maintaining our components so our investment continues to increase with market value.

Outside the Board, I am a devoted mother of two and wife to my husband of 27 years. I am a full time RN specializing in neurology and love taking care of patients and making them and my co-workers laugh. I love being active, outside, and riding trails or spending the day in downtown San Diego with my family and friends

STEVEN FRAIOLI – San Diego Association of Realtors President 2018 – California Association of Realtors Board of Directors 2012-2023 – National Association of Realtors Board of Directors 2016-2023 – Father/Husband with 4 Great Grand Children – Expert at Board Procedures and Policies – Broker for 30 Years – Received Recognitions from US Congress and CA State Assembly.

LUCY LOVE KUNTZ - I have been serving on the board for the past five years and would like to continue to support the Ambiance Community in remaining on the board. I have been in numerous leadership roles throughout my military career and in my own clinical practice.

END OF CANDIDATE STATEMENTS
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