

CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 9

CANDIDATE STATEMENTS

EMILIO HIRSCHFELD – I currently live in Mexico City. I am an Architect. Professionally, I have been dedicated to building housing developments. Specifically, my company does architectural plans, construction and marketing of such developments.

My experience dates since 1983 when I started with the first developments.

My parents bought a condo in 1975 and since then we have come to Coronado. Later in 2016, I acquired two apartments in El Mirador unites 304 and 305, which we have truly enjoyed since then.

My intention is to collaborate with the Board of Directors to seek all possible improvements in our building, such as its maintenance and later, in its remodeling. I also want to participate in El Mirador's administration to make certain it does not repeat the lack of maintenance that it experienced for years. The current board is on the right track, making it one of the best buildings at the Coronado Shores. I would like to assure all owners that El Mirador achieves such objectives. Sincerely, Emilio Hirschfeld

LUIS MIGUEL LOZANO – I am Board Treasurer since 2022.

RODOLFO SANCHEZ - Dear Members of the Board, I am writing to express my interest in joining the Board of Directors for our condominiums. As Rodolfo Sanchez, President of a reputable general engineering construction company, I bring a wealth of relevant experience, skills, and a vision for enhancing our community.

With my background as a general engineering contractor, I have accumulated extensive expertise in overseeing diverse construction projects, including schools, residential buildings, military installations, and infrastructure projects. This experience uniquely positions me to contribute to the infrastructure management of our 15-story residential tower.

My role as the head of a construction company has demonstrated effective financial management skills. I routinely manage multimillion-dollar projects while adhering to strict budgets. My commitment to fiscal responsibility and proven track record in completing projects within budget align perfectly with the financial management needs of our \$400 million building with a \$2.5 million annual budget.

Over my 18-year career in the construction industry, I have overseen numerous remodeling projects of varying sizes. From minor renovations to significant transformations, I have consistently delivered successful outcomes. My hands-on experience in monitoring construction processes ensures that projects are completed efficiently and to the highest standards.

I am fully committed to actively participating in all board meetings and committee gatherings. As a dedicated member of our community, I prioritize attendance and will manage my time effectively to ensure my presence at every meeting.

In my capacity as a business owner, I am accustomed to creating yearly budgets and managing capital plans for infrastructure projects. I have a proven ability to acquire competitive bids, plan effectively, and monitor projects to ensure cost-effectiveness without compromising quality.

I am particularly interested in serving on committees related to overseeing unit remodels. My goal is to ensure that all renovations adhere to building codes and standards, preventing unnecessary expenses and ensuring the safety and integrity of our community. My experience and attention to detail make me well-suited to oversee such initiatives.

I reside in my condo at El Mirador on a full-time basis, demonstrating my commitment to our community and my availability to actively engage in board responsibilities year-round.

In conclusion, I am eager to use my expertise, experience, and dedication to contribute positively to the Board of Directors and to serve the best interests of our condominium community. Thank you for considering my candidacy. Sincerely, Rodolfo Sanchez

KENNETH STORUM - Dear El Mirador Board and Owners, I hereby declare my candidacy for election to the Board of El Mirada.

I was born in Coronado in 1956. I presently reside near Sacred Heart where my parents were married, and where I was baptized. I have seen many changes through the years to my Coronado!

I attended UC Davis 1974 to 1978 and graduated with honors. Then I attended the University of Pacific School of Dentistry and graduated second in my class in 1982. While there I researched bone healing with Gene Roberts. This enabled me to obtain an NIH grant and attended medical school at Southwestern Dallas Parkland Hospital graduating in 1986. While there I contributed to Surgical Correction of Dentofacial Deformities and published dozens of articles over the years. Some of these articles and lectures were on new surgical techniques, ethics, investing, OSHA, retirement etc.

I was in private practice in San Francisco 1986 to 1990. During that time, I purchased my first Condo in El Camino. I permanently moved back to Coronado in 1990. Since then, I have lived in Las Palmas, Cabrillo, and El Mirador. I have had a unit in El Mirador since approximately 1998, #301, then #309 in 2022.

I was on the board of Cabrillo and became Board President when retrofitting the entry canopy. It was the first building at the Coronado Shores to remove it due to the weather and continued maintenance issues and expenses. It was not popular with some owners at the time as evident by malicious letters to the Board without any basis of fact or understanding of the building's needs and future expense! But it was the right thing to do.

I was on the board and head of the San Diego County Dental Society Retention and Recruitment for four years while designing and building a new state of the art Surgical Center in Mission Valley.

I was the President and CEO of the KAS Fund from the mid 1990s to approximately 2010. The fund was primarily gas and oil Investments, residential real estate, and retirement planning. Many of the real estate projects were accomplished by myself, in Coronado and Point Loma, for the benefit of my investors.

As is apparent, I have worn many hats: a very successful surgical practice, real estate, mutual fund, writer/lecturer, and husband and father.

I am currently retired and find myself working even harder with multiple businesses and homes, and, most importantly, a grandfather to four young boys. The Shores is their favorite place in the world! From their mouths to my ears! That is why I feel a responsibility to maintain their dreams and the condos at El Mirador for generations to come. This is not going to be possible without investing in the aging infrastructure. That is also why reserve accounts are necessary (may become the law), to meet the demands of maintaining aging Class A properties as a Class A property. This is not arbitrary; it is required by our CC&Rs!

As you may know, I have been a director on the Board of El Mirador for the past year and I would be proud to extend my service for another two years. I believe we have numerous issues to resolve, and I am dedicated to bringing El Mirador back to the level of a Class A building. Best Regards, Ken Storum

END OF CANDIDATE STATEMENTS
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