

ACQUA VISTA HOA CANDIDATE STATEMENTS

TRACY ADDIS – INCUMBENT – Hello AV Community, My name is Tracy Addis. My husband and I have owned here since 2017. I've enjoyed being on the Board the last few months while I filled a resignation vacancy, and I would like to continue. My vision is to help Johnny and his staff continue to build a harmonious, safe, fun, and well-maintained environment for residents, within fiscal constraints. I am an architect with over 20 years of construction and facility management experience. I also served on the Board of a former condominium association before we moved here. Regarding outside activities, I'd like to try the new pickle ball courts at Waterfront Park! Thank you in advance for your consideration. Tracy

RICARDO AMBRIZ – I see a great opportunity to help improve and / or maintain a great community across multiple facets from efficient and effective operations (staffing, security, maintenance, financials) to ensuring a comfortable lifestyle for homeowners and residents (via lower costs, comfortable and clean settings, proper maintenance etc) and I would love to participate in that process. As a homeowner with Acqua Vista as my primary residence, I'm highly motivated to ensure that my daily life is as comfortable, safe and convenient as possible. Further, I believe my background and skillsets as a large-deal contract negotiation professional, with more than a decade selling and negotiating IT services, would be well suited to support the board and Acqua Vista. By nature, I am a highly frugal and very analytical person, which is a trait that I think would help benefit our community as we regularly keep our eye on finances and vendors to make sure we save money where it makes sense and spend money where it makes sense always eyeing the "best bang for our buck." As a board member, I'd be eager to join a team that thinks critically about the decisions that affect the community whether they be from a social, safety, financial or operational standpoint. I'd like to promote and contribute to positive discourse on any subject that affects our community. Tactically, day-in day-out, what does this mean? • It means during vendor procurement and negotiation processes I ask the hard questions to vendors, to the board and to the community that may not be anyone's initial thoughts and testing "edge cases" that drive fruitful dialogue about why or why not • It means checking and double checking the health of Acqua Vista finances and intrinsically understanding where our money goes, why and when we need to spend • It means listening to the community's needs and wants (directly or indirectly) to identify opportunities for communal improvements (security, package handling, fire-safety, recycling etc.) • It means driving and engaging in discussion about any given topic related to Acqua Vista with an open mind, a strong opinion and a loud voice I look forward to having a board that productively challenges ideas and makes informed, rationale decisions on behalf of the community and I'm hopeful for the opportunity to contribute to that team as a Board member that will ALWAYS ask one more question and provide one more angle to view. What is my background and experience? Have you served as a committee member or director for a community association? If yes, please elaborate on this experience. **BACKGROUND AND EXPERIENCE:** I hold two bachelor's degrees which I obtained from two schools in 5 years: a degree in Psychology from UC Santa Cruz, and a degree in Industrial Engineering and Operations Research from UC Berkeley. Over the last decade I have worked as a large-deal negotiator for Accenture consulting, IBM, and now Kyndryl (current title: Dealmaker) where my primary responsibilities at each firm include(d) selling and negotiating large/complex consulting and outsourcing engagements to the C-Suite of some of the world's largest Financial Institutions (e.g., Bank of America, State Farm, Visa, CBRE, AIG, Itau) and negotiate deals from \$10M to \$100M. I've spent the last 14 years of my professional career becoming an effective communicator (in all forms: written, verbal, PowerPoint, etc), a dedicated leader, a tough negotiator, and most importantly a sound team player and contributor. **WHAT DOES THIS MEAN FOR ACQUA VISTA?** • It means that as a seller of services myself, I've spent thousands of hours with procurement leaders at big organizations fielding tough questions about the value of services, contracting and negotiating. As it relates to Acqua Vista, that role would be reversed and would allow me to leverage this experience for Acqua Vista as a buyer to ask the tough questions to our vendors that were asked of me in my professional role and to effectively negotiate (whether price or function) with our vendors • It means that during lively debates or discussion about the community, I can conduct myself in a calm and professional manner to facilitate and participate in ongoing dialogue, whether I agree to any given point or not • It means I have the experience and capacity to separate my own personal preferences, feelings, and opinions in order to make agnostic decisions on matters that effect the community as a whole • It means that I can effectively communicate with the board, staff, and community in ways that make sense and are meaningful to everyone. To help acclimate myself to the HOA processes and the decisions that face our community, I've participated as a member of the Financial Committee for the past 10 months as an advisor on procurement of services, and negotiation so have equipped me to understand the responsibility and engagement that comes with being a Board Member. I look forward, and am very excited to contribute, to our community as a board member.

September 19, 2024

HANI BAKER – INCUMBENT - My aspiration for Acqua Vista is to thrive as a friendly community through affordable and sustainable means; where owners, residents and employees take pride in their community and enjoy being there, led by a professional transparent and caring HOA. I believe communities thrive when all experience 'belonging' and participate in their community decisions. Career: I am a local government Urban Planner at the City & County of San Diego, Cities of Los Angeles, Malibu and Santa Monica. I review private development projects for conformation with the municipal code, zoning ordinances, municipal procedures and regulations. I prepare technical reports and resolutions for hearing bodies and present recommendations to the Planning Commission or the City Counsel and respond to public questions for a living. Board of Director's Member: I am proud to have been on Acqua Vista's Board or Director's since November 2023; I jumped in midterm as there was an empty seat that needed to be filled. This responsibility required us to volunteer many hours and meetings. Especially since the new board inherited lots of issues that needed addressing or change. Achievements: Since November, among other board achievements, I vouched for ethics (inclusion and respect) and making sure that board members do not have any Conflict of Interest; and insisted this to become a bylaw. As a result, from this year onwards each elected member of the board must attest to collaborating with homeowners and each other respectfully, transparently and include ideas from all members with no prejudice. Teamwork: I am proud to say we have a working HOA Board of Directors with different ideas and viewpoints, that has hands on involvement in making the best decisions for the benefit of homeowners, residents and employees of Acqua Vista. Background: I am a first-generation immigrant and fell in love with San Diego downtown in 2018 and bought my condominium in Acqua Vista Towers in 2021. The building was gift wrapped (under restoration) at the time. I was very excited to be able to finance a home with my income as a public servant and my hopes were high in the community. Therefore, if you vote for me, I will always stand up for affordability, accountability, transparency of fiscal management, integration, teamwork and making educated decisions during my term.

MICHAL BELKNAP - Having purchased my unit a little over two years ago, I am concerned about the alarming increase in HOA fees and decrease in property value. I am a retired law professor, so I have the time to be part of the solution to the problems I have been observing since July 2022. Prior to retirement, I was a law professor at California Western School of Law, Seton Hall University and the University of Houston. I was also a professor of American History at the University of Texas and the University of Georgia, and a professor of America Legal History at the University of California, San Diego. During my tenure at California Western School of Law, I worked closely with Professor Katharine Rosenberry, who actually drafted the Davis-Stirling Act, which regulates the operation of homeowner associations. I am also a U.S. Army veteran, having served as a lieutenant during the Vietnam War. My goal is to ensure that the Acqua Vista Homeowners Association complies with the law in a neutral, transparent manner so that all homeowners benefit

BENJAMIN GARCIA – INCUMBENT - As a candidate in the upcoming elections, I am committed to the goals and objectives that will guide the Board of Directors in fulfilling its mission. It would be an honor to continue serving on the Board and contribute to our community's well-being. I believe the HOA should focus its time and efforts on promoting the best interests of our residents, and I am dedicated to championing those interests. As a small and mid-size business owner, I bring a wealth of experience and knowledge to the table, which I believe would be valuable to the Board of Directors. Since moving to Acqua Vista in 2022, I have actively participated in open discussions and volunteered on the Marketing Committee. My commitment to community advocacy is long-standing, having served as Vice President of the HOA at Gaslamp City Square, where I represented over 200-unit owners. This experience has equipped me with the skills to handle critical decisions involving maintenance, owner activities, personnel selection, and other Board responsibilities. I currently hold various positions in companies I own or collaborate with, which have helped me develop a unique set of skills that I am eager to bring to the community. My roles include: Vice President:** GCS Board of Directors Member: Marketing Committee, Acqua Vista Co-Founder: Patriot Empowerment Institute (Non-Profit aiding veterans' transition to civilian life) CAO: Patriot General Engineering (Civil Contractor) CEO: Precision Services Unit CFO: Design and Storage Specialist LLC CFO: Real Fighter LLC Vice President: Honor Environmental Manager of U.S. Operations: AMR USA Education: Master of Business Administration with a specialization in Marketing If reelected to the Board of Directors at Acqua Vista, I will continue to work tirelessly to represent the interests of our association. The dedication and hard work of our community members have inspired me to bring my best to this position. As a USMC veteran, I value integrity and a positive mindset in all tasks, and I am committed to ensuring our community continues to progress and thrive. I will strive to enhance the quality of life for all who reside at Acqua Vista, Little Italy.

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SERGIO RODRIGUEZ – I have been an attorney since 1998. A graduate of Columbia Law School, I founded my own law firm in 2009. My firm focuses on business litigation. In recent years, I have become increasingly concerned with the disparity between homeowner dues and benefits. Our dues have risen drastically, yet what benefits have we received? It appears to me that we would all benefit from transparency of how our money is being spent. Disparity in enforcement of HOA rules is another concern of mine. Our dues should not be spent on fruitless litigation. Moreover, the Board of Directors should be a neutral entity with a single focus - the betterment of the Acqua Vista community. Diversity also needs to be prioritized. I am an immigrant to this amazing country. Within our community, I have been the target of racial intolerance and deep prejudice. It is my priority to shine above all of this, and to unite homeowners in a community of inclusion and fiscal responsibility.

ANITA SEYMOUR – I am the owner and current resident of Acqua Vista's Unit 1703. I adore this vibrant community and have lived here with my two daughters and two dogs since March 2023. I am the president of a successful small business that caters to contractors within the construction and service industry through high-quality software engineering. I am also currently serving on the BOD as a vice treasurer and will be the incoming treasurer for a nonprofit industry-based organization, NAEC, to provide resources and ensure public safety. I graduated from McGill University with an accounting and MIS degree. Part of my professional responsibility is to assess company financials and make recommendations for better reporting. My experiences in the business world have initiated the development of valuable time-management, customer service, problem-solving, and people skills in a professional context. I believe in giving back to the community that supports us. My top priority is fostering a sense of belonging for all residents of Acqua Vista. I take special considerations to promote safety, wellness, and representation. As a mother, I understand firsthand that a powerful sense of community is the key to inspiring confidence and compassion for all. I would apply this knowledge and wisdom to my time as a member of the Acqua Vista Board so as to uplift each one of your voices and reach meaningful conclusions as a strong team.

END OF CANDIDATE STATEMENTS
ACQUA VISTA HOA