



**Sea Country at Rancho Niguel**  
 c/o The HOA Election Guys, Inc  
 27472 Portola Pkwy #205-412  
 Foothill Ranch, CA 92610

Brittany Duran  
 Seabreeze Management  
 26840 Aliso Viejo Pkwy, STE 100  
 Aliso Viejo, CA 92656

**DO NOT DISCARD THIS PAGE**

The perforated stub at the bottom will need to be signed and returned with your ballot.

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

1. One Official Ballot
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. One page of candidate statements

*Please note: The candidates are solely responsible for the content in their statements, neither the Association, nor the Inspector of Elections have redacted or edited any of the content in the statements enclosed in this election package.*

October 18, 2024

A Meeting of the Members will be held as follows:

Date: November 20, 2024 (All mailed ballots should be received by us by November 19, 2024)  
 Time: 5:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/seacountryrn](http://www.TheHOAElectionGuys.com/seacountryrn))

**Physical location to attend the zoom meeting: The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630)**

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Sea Country at Rancho Niguel bylaws define a quorum as “a majority” of the voting power of the association, or 47 members. This quorum requirement is lowered to 20% (19 members) at a reconvened meeting. If quorum is not reached at any meeting, the members in attendance at the meeting may vote to either (a) reconvene the meeting to a later date, or (b) close the meeting without reconvening, meaning no election will take place (this is done via a voice vote of the homeowners present at the meeting). If a meeting is reconvened the deadline for receiving ballots will be extended as well. Please return your ballot so that we can meet quorum!

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) **Signature must show through window or ballot will not be counted!**

Brittany Duran  
 Seabreeze Management  
 26840 Aliso Viejo Pkwy, STE 100  
 Aliso Viejo, CA 92656

**Sea Country at Rancho Niguel**  
 c/o The HOA Election Guys - SeaCountryRNFILE  
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**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 STATEMENT

**Michael Licata**

Hello,

**My name is Michael Licata. I have lived in the community since 2004 and have been an HOA Board Member since 2012. I would like your vote.**

**My primary role is to ensure that the community is a safe and a comfortable place to live. My next important role is to ensure the community is financially solvent. I diligently review and track the monthly financial statements, comparing them to my budget spreadsheet.**

**I listen to the community members' needs and convey any concerns to the management company. Being responsive is an important part of being an HOA member. I ensure that our community maintains standards in a fair and impartial manner.**

**I perform other duties such as reviewing and approving contractor invoices, resolving landscaping and slope concerns, walking the slope and community, reviewing contracts and bids, reviewing legal documents, and supporting social events.**

**Thank you for your consideration.**

**Michael Licata**