



Apex at Lawrence Station Owners Association

c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

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 double-sided 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.

Dillon Graber
Seabreeze Management
5000 Hopyard Road Suite 310
Pleasanton, CA 94588

November 8, 2024

A Meeting of the Members will be held as follows:

Date: December 12, 2024 (All mailed ballots should be received by us by December 11, 2024)
Time: 5:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/apex)

Physical location to attend the zoom meeting: Seabreeze Management – 5000 Hopyard Road, Suite 310, Pleasanton, CA 94588

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Apex at Lawrence Station Owners Association Bylaws 4.3.2 states a “quorum applicable to any election shall be one (1) vote and shall be satisfied when the first ballot is cast.”

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

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!**

Dillon Graber
Seabreeze Management
5000 Hopyard Road Suite 310
Pleasanton, CA 94588

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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 STATEMENTS
(Additional statements on reverse)

Diana Carbone

I have been elected as a resident Board member since September 2021. Since inception, I have worked tirelessly with the Board on projects that concerned our residents. My practical goal for our Association is to continue addressing the issues-at-hand, e.g., water quality, security, and common area improvements, while frame working high quality living with increasing home values through problem anticipation through preventive measures. I am very glad to serve on the Board for another term as vice president.

John Gainfort

No statement was provided by this candidate.

Rick Prasad

I've been a member of the association since Apex first opened. I enjoy living here and appreciate the members who are passionate about keeping Apex a safe and livable community. I'm submitting my candidacy to help give back and lend my experience to ensuring the continuance of that goal. I'm a corporate attorney by profession, working in tech, and I believe that my background can help provide a reasoned and balanced perspective to any ongoing issues or that may arise.

Vincent Wong - Candidate for HOA Board of Directors

Dear Neighbors,

With great enthusiasm and humility, I am announcing my candidacy for the Homeowner Association (HOA) Board of Directors in our wonderful community. I'd like to take this opportunity to introduce myself and share my vision for how I can contribute to our collective well-being and future.

Commitment to Our Community:

- I am deeply committed to representing the voices of homeowners and ensuring that the best interests of our community always come first.
- I am dedicated to maintaining high standards in our community's operations, especially when it comes to vendor performance and accountability.
- Financial transparency and discipline are key priorities for me. I will work to provide clear insights into our community's short-term, medium-term, and long-term financial health.
- I will promote open communication and transparency between the board and the homeowners, ensuring that everyone is informed and involved in key decisions.

Experience Overview:

With over 30 years of homeownership across five different HOA-managed communities, I have developed a deep understanding of both the challenges and the successes that come with community living. My professional background in management—focusing on Finance, Operations, and Analytics—has equipped me with strong leadership skills, financial stewardship, and vendor management expertise. These experiences have prepared me to serve and strengthen our community.

HOA and Community Experience:

Throughout my 30 years as a homeowner, I've had the privilege of living in five distinct communities, each with its own set of challenges and triumphs. Having been part of a community that faced disputes with a builder, I bring a unique perspective on how to address such issues constructively. This experience has prepared me to help guide our community towards stability, growth, and maturity.

Professional Background:

In my professional role, I oversee large-scale operations and analytics, manage multi-million-dollar budgets, negotiate contracts, and lead teams consisting of thousands of employees. These responsibilities have honed my ability to manage complex situations with precision, a skill set I believe will be invaluable to the board and our community.

Closing Remarks:

Thank you for considering my candidacy. I am eager to contribute my skills, experience, and dedication to the HOA Board. If elected, I will serve with humility, gratitude, and a steadfast commitment to making our community stronger, more harmonious, and a place we are all proud to call home.

Sincerely,
Vincent Wong