



The Versailles Homeowners Association

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

Joel Aguirre - StoneKastle
22722 Old Canal Rd, Unit B
Yorba Linda, CA 92887

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. Three pages 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

November 8, 2024

A Meeting of the Members will be held as follows:

Date: December 12, 2024
Time: 6:00 PM
Location: The Great Room

All mailed ballots should be received by us by December 11, 2024.

This Meeting of the Members is being held to vote on the election of SIX (6) directors. There are seven positions scheduled for election this year, but as there are only six candidates and your bylaws do not permit write-in candidates, this election will be for six 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 Versailles Homeowners Association bylaws define a quorum as the presence of 44 owners (or ballots). This quorum requirement is lowered to 20% (18 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

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!**

Joel Aguirre - StoneKastle
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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!)

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CANDIDATE STATEMENTS

Donna Attallah

I am one of two remaining original owners having lived here for 51 years. I have served on the Board many times and feel that I have a history of what has happened in the Versailles over the years. I want to be a part of seeing our waterproofing job to the end. I feel we now have the right company to carry through this project to successful completion. I also look forward to helping us keep a management company for several years. Part of our current problems stem from not having consistent support from one company. I feel very comfortable with our current company, StoneKastle. My thanks to the many owners who expressed the same idea by voting recently to keep StoneKastle.

Yolanda Carreon

The beautiful Versailles has been my home since 1991 and I will probably never leave. I have served on the Board for various years since then but more continuously since I retired in 2012. After 37+ years of federal government service, I retired from the Dept. of Homeland Security where I served as a Management Program Officer responsible for budget, HR, facility planning and IT planning, followed by serving as a space management specialist responsible for designing airport/seaport inspection facilities throughout Southern California & Las Vegas with city leaders and planners. In my last position with Homeland Security, I served as a Data Analyst responsible for preparing statistics/charts & graphs on trade activity including imports, exports and counterfeit merchandise entering through LA/LB and LAX ports of entry. Some of this data has been used during appropriations hearings on Capitol Hill before I retired. During the eighties I also served a three year tour of duty with a Member of Congress (25th CD) where I served as a caseworker and personal secretary to Congressman Edward Roybal. I am a native of Los Angeles and grew up in the Sunland-Tujunga area around canyons and horses. When Homeland Security moved from downtown LA to Long Beach, I came along for the ride to the beach and have not looked back.

If elected to the Board of Governors, I will continue to serve our community in a fair and transparent manner and work to improve security while balancing our commitments as an HOA.

Yolanda Carreon

Unit 703

Osama Nashed (Sam)

No statement was provided by this candidate.

CANDIDATE STATEMENTS

Evelyn Ely, MD

Sept. 8, 2024

To The Versailles Homeowners:

I am Dr. Evelyn Ely and have been an owner here at Versailles since 1990. I own unit 111 which is my rental property and unit 402, where I reside. Over the decades, I have witnessed many changes and challenges at Versailles, but the worst so far has been this water intrusion situation. The board of governors has failed us - having neglected the maintenance of our common area, resulting in repairs that will cost us a lot of money.

I was elected as one of the board of governors in 2023 but I resigned due to internal politics surrounding the board. As far as I can recall, the Board of Governors has been almost unchanged. Given that being on the board is a difficult job with zero benefits, why is it made up of the same people year after year? Does it grant the power that those who are power hungry cannot and do not want to let go of?

Because of the politics surrounding the board, other homeowners are not motivated to run. If we continue this pattern, the Versailles community will continue to go downhill. We need a new, more proactive Board of Governors that will fight for our association and make reasonable decisions so as not to lose more money or lawsuits.

I believe I have the vision and drive to help improve our community.

Thank you for your consideration.

Evelyn Ely, M.D.
Owner of 111 and 402
eely721@gmail.com

Alexandra Levin

Like all of us, I love The Versailles and care deeply about our home being taken care of responsibly and well, so that it continues being a great place to live, our property values are maximized, and we all keep enjoying the best that Long Beach living has to offer.

My professional background is in Human Resources, Talent, and Organizational Development leadership, with over 25 years of experience designing organizational infrastructure and working on high-performing teams.

My intentions for volunteering my time and experience by being on the Board of Directors is to be of service to our great community and to be a practical and alert mind to the business of our greatest mutual investment: The Versailles Condominiums. My commitment is to forward fiscal responsibility, prudent and wise decision-making, and spirit of collaboration.

The Versailles Homeowners Association of Long Beach Board Candidate Statement

Rick Leach

I am seeking re-election to the Board, as I have had the opportunity to serve for the past 2 years. I believe that a lot has been accomplished in bringing together a stable Board that is working for the community. We worked very thoroughly in transitioning between two management companies. We recognize that there have been some rough times, but we continue to work well together and get things done. There's still lots in the plans to accomplish, and can do so through the strength of the friendships of the current Board.

There are many projects and needs identified for upgrading, improving and maintaining a great building for its property value, and I feel we have the right people now to continue making these improvements. The main issues and concerns this past year have been water intrusion. It has taken a lot of time and effort to identify, address causes, coordinate inspections and repairs. The plans and schedule are now in place to get it done!

I Chair the Architectural Application Review Committee with two other gentlemen, with the purpose of coordinating the quick process of submittals to ensure compliance to the CCR's, structural, community and city requirements.

I am a retired Aerospace Quality Engineer after 38 years. Main accomplishments centered around the detail of interpretation and adherence to procedural and regulatory specifications and dealing with major customers. I'm enjoying the 2nd half of my life for the past seven years doing "honey-do's" around the house, managing a few rental properties, along with taking cruises and going to Hawaii. I also own a fitness studio for the past six years that is managed by my daughter.

I am currently the Chairman for the Ladera Rancho Chamber of Commerce, with the objective of bringing the community of local businesses together to be successful. Many accomplishments have been made with the detailed planning, coordination and action taken by the Chamber Board.

My wife Kathy, along with my son Geoffrey, have owned Unit #110 for over four years. We love The Versailles! I always look forward to the monthly Board meetings, and getting together with homeowners.

I am asking for your vote in continuing to serve on the Board of The Versailles. Thank you for considering me for this opportunity. I will always follow the fiduciary duties by acting with good faith and reasonable care for the benefit of the Association and all the members.

I want the best for The Versailles!

9/5/24