



Collective 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 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.

Komal Gill
 HOA Organizers
 1990 N California Blvd, Suite 20
 Walnut Creek, CA 94596

January 17, 2025

A Meeting of the Members will be held as follows:

Date: February 18, 2025 (All mailed ballots should be received by us by February 17, 2025)
 Time: 5:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/collective)

Physical location to attend the zoom meeting: The Campus/Clubhouse

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 Collective Owners Association bylaws define a quorum as “35%” of the voting power of the association, or 131 members. This quorum requirement is lowered to 20% (75 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!**

Komal Gill
 HOA Organizers
 1990 N California Blvd, Suite 20
 Walnut Creek, CA 94596

Collective Owners Association
 c/o The HOA Election Guys - CollectiveFILE
 27472 Portola Pkwy #205-412
 Foothill Ranch, CA 92610

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

Christine Perio

I have been a member of this association and actively participated in community functions for over 2 years. My husband Alfred and I moved to the Collective in July 2022. On July 20, 2024, I was appointed to sit on the board to replace a board member's third resignation in less than 4 years. I am quite proud to say that during my short tenure, many areas of concern regarding the maintenance and defects of our common property are finally being addressed. This includes making the need for continued upkeep in landscaping and maintenance of the shrubbery and trees in the common area more visible and urgent. In addition, constant monitoring of the pool finally resulted in a change of pool maintenance contractor, who has finally been able to move the chemical balance in the pool to a level that has made the pool look so much better than it was in previous months. I have attended every board meeting since July 2022. I have also identified areas in our financial accounting that need attention so that there is more transparency in how our HOA fees are managed. I have checked late HOA dues and, more recently, was able to bring delinquent current dues.

I have operations management and property management for over 20 years, have been a board member of HOA for 5 years, and have directed commercial and residential construction for 25 years' experience. I am also a licensed realtor. My vision for this development is to bring the appearance and the maintenance back to a level that represents the youth of this development and to preserve our investment in our collectively owned property. I have also been instrumental in bringing on board a new HOA management company whose reputation and ability far exceeds that of the Seabreeze HOA management company, whose dereliction of duty has caused much conflict in the community. My goal is to ensure that the relationship we build with the residents and the new HOA management company is useful and productive and will help the community achieve maximum return on our capital investment, a vibrant collection of community activities, and a sense of prideful ownership again.

Ted Ince

I have been a member of the Association for 2 years now, and experiencing the lack of concern for the community demonstrated by the builders representatives on the board currently, I feel the need to run for the board of directors. I moved here for the sense of community and for the great amenities that are offered here. My objectives for the the community are to have a well maintained facility that we can all enjoy and to make sure we are financially strong for our future here. I want to make sure that the rules and regulations make sense for our association and that we are managed in a way that is good for everyone in the community. I regularly attend board meetings and have been outspoken about the things that are wrong with our board and management company. I have heard the issues of many others in the community and I believe that my goals are aligned with most of yours. I want a place we can enjoy and maintain our property values. I have 25 years in the commercial construction industry and am currently retired. I have the time to dedicate to our community and would be honored to serve on the board of directors.