



Bay 37 Owners Association
 c/o The HOA Election Guys, Inc
 27472 Portola Pkwy #205-412
 Foothill Ranch, CA 92610

Manor - Shannon Hoffman Hall
 1820 Gateway Drive, Suite 110
 San Mateo, CA 94404

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. Two double-sided 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.

April 10, 2026

A Meeting of the Members will be held as follows:

Date: May 14, 2026 (All mailed ballots must be received by us by May 13, 2026)
 Time: 5:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/bay37)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **Manor – 1820 Gateway Drive, Suite 110, San Mateo, CA 94404**

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Bay 37 Owners Association Bylaws Article 4, Section 4.3.2(a) states: "The quorum applicable to any election or approval pursuant to the Secret Ballot Procedure 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!**

Manor - Shannon Hoffman Hall
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 San Mateo, CA 94404

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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

Michael Allgood

I have been president of two HOAs over the past 20 years. This experience has given me an insight on how a HOA should be organized to maximize the quality of life in our homes. Ego has no place on the board.

The last HOA I presided over was in a similar position as our own. I moved in 3 years after it was built and the HOA was still being run by the builder. We needed to write new articles of organization, new CCRs, and new insurance policies. We also had to address the warranty issues with the builder, and provide sound financial practices and reserves. I served the first 10 years, and then allowed someone else to have all the fun.

I am a retired banker and have plenty of time to address issues and owner's problems. Attending all necessary's meetings is a given.

My goal would be to organize a HOA that is sensitive to owner's concerns and requirements. We all need to live together in close proximity. That can make the HOA the goto place to make our lives easier and more fun.

Nicholas Bryant

Dear Neighbors,

I am excited to submit my nomination for a position on our Homeowners Association Board of Directors. My family and I proudly purchased our new Compass Unit in December 2022, and since then, we've loved becoming active members of this wonderful community. You likely have seen me around with our chocolate lab, Allie, enjoying walks through our neighborhood!

With a background as a mechanical engineer and electrician, I bring a strong foundation in construction, project management, and finance. I believe these skills will be invaluable to the Board, especially in ensuring our community's infrastructure is well-maintained and our community is managed efficiently and cost-effectively.

As a Board member, I am eager to contribute to making our community the best it can be, all while working diligently to maintain the lowest possible HOA fees for all residents. I am committed to responsible financial stewardship and transparent decision-making that benefits everyone.

I look forward to the opportunity to serve you and our community.

Sincerely,
Nicholas Bryant

No statements were provided by these candidates:

Viet Nguyen
Ruby Tsang

CANDIDATE STATEMENTS - Additional statements on reverse

Manisha Padi

Hi neighbors! My family and I have lived in Bay37 since 2022. We love our neighbors and the beautiful waterfront park, plus the proximity to shopping and transit. In my day job as a law professor, I teach and research about governance. Maintaining a community of this size is not easy, and I have volunteered to help where I can. Currently, I sit on the Board Observers Committee and chair the Safety Committee, as well as serve as our neighborhood's representative on the West Alameda Transportation Demand Management Association (WATDMA) Board. I've helped organize social gatherings, met with city leadership to discuss community issues, and worked to provide transit options like EasyPass for our community. But, there's much more to do, and this coming year will be an important year in ensuring Bay37's long term success. I aim to help make Bay37 a safe and inclusive home for all of us.

Conrado Poole

Hello neighbors,

My name is Conrado Poole. My wife and I have been proud members of our community since September 2023, and we truly enjoy living here. This is our home, and we value the sense of community, safety, and shared responsibility that makes it special.

Over the past year and a half, I've been looking for ways to contribute and have been serving as a member of the Safety Committee. It's been rewarding to be involved and to help support efforts that keep our neighborhood safe and well cared for.

I'm running for the HOA Board because I care about protecting what makes our community great — from maintaining property values to ensuring thoughtful decisions about improvements and expenses. Professionally, I work in technology and small business projects, where planning carefully, managing budgets responsibly, and thinking long-term are part of what I do every day.

If elected, I will approach this role with a collaborative mindset — listening to neighbors, communicating clearly, and helping make balanced decisions that serve the entire community.

Thank you for your trust and consideration.

Stephen Tye

I have been a homeowner at Bay 37 since November 2022 in a Compass unit and regularly attend the board meetings. I am an attorney with experience in civil litigation, including construction defect litigation defending general contractors. I am volunteering because I believe my experience will be useful for the Association and its members to navigate the SB800 litigation. I also believe it is important there is a full slate of candidates for the board for it to function effectively.

CANDIDATE STATEMENTS

Shella Neba (Continues on reverse)

Neighbors,

Over the past several years, I have had the privilege of serving on the Bay37 HOA Board, most recently as Board President. My focus has always been simple: protect homeowners, strengthen our community, and improve daily life at Bay37—whether that means keeping dues stable, safeguarding property values, or ensuring our shared spaces are safe.

Much of board work happens behind the scenes. But the outcomes affect all of us: our safety, our expenses, and ultimately the value of our homes. I'd like to share some of the work I've led on your behalf, particularly during this critical transition from developer control to full homeowner governance.

Protecting Homeowners During the Developer Transition

One of the most consequential responsibilities during this transition has been ensuring that Pulte fulfills its construction and infrastructure obligations to our community. This work is detailed and time-intensive, but it directly impacts our reserves, the risk of special assessments, and the long-term condition of our homes.

Formation of the Developer Dispute Committee

When it became clear that construction and turnover issues required structured oversight, I worked to create a formal path forward for homeowners.

I did the following on your behalf:

- Negotiated with Pulte to secure consent to formally establish a Developer Dispute Committee
- Helped define the committee's scope and authority, independent of developer influence
- Ensured that homeowners had a structured vehicle to evaluate potential defect claims and preserve our rights

In simple terms, this created a formal, organized process for protecting homeowners, even while Pulte has retained control of the HOA board. Without that structure, our ability to pursue remedies against Pulte would have been significantly limited.

Selection of Outside Counsel

I led the search for outside counsel to represent Bay37 in the SB800 construction defect process. That included:

- Interviewing specialized HOA construction defect law firms
- Evaluating experience, strategy, and cost structures
- Recommending and supporting the engagement of counsel best positioned to protect our interests

Choosing the right legal team matters. The right counsel can protect our rights efficiently and increase the likelihood of a fair outcome, without unnecessary legal spend.

Active Legal Partnership & Oversight

As a lawyer with a background in litigation, I have been able to actively partner with counsel and ask the right questions at each stage of the process. For example, I have:

- Worked closely with counsel during investigation, expert inspections, and mediation preparation
- Reviewed strategy and risk positioning
- Helped educate homeowners on strengths, risks, and options available

CANDIDATE STATEMENTS

Shella Neba (Continued from reverse)

This level of engagement strengthens the HOA's negotiating position and promotes disciplined oversight of legal costs.

Consistent Advocacy for Homeowners

At every phase, I have been guided by one principle: homeowners should not bear the financial burden of construction defects or developer shortfalls. I have consistently advocated for:

- Thorough investigation of potential defects
- Preservation of HOA claims
- Financial accountability for incomplete or improper work
- Strategic use of mediation and dispute resolution tools

My work in this area began long before the current SB800 process.

Over the past four years, I have consistently pursued reimbursement claims against the developer for expenses that should not have been borne by homeowners — including security services tied to sales operations, window washing and debris removal related to construction activity, repainting and landscaping repairs caused by vendor damage, and compensation for sales office use of our community parking.

These efforts have resulted in the recovery of significant funds — totaling well into six figures — back to the Association. Those recoveries directly protected homeowner dues and helped ensure that your dollars were not spent where others were at fault.

Why This Experience Matters Now

We are at a critical stage in transitioning from developer governance to full homeowner control. The decisions made during this period will impact our reserves, the risk of future assessments, and the long-term value of our homes.

The dispute process is ongoing and requires continuity, institutional knowledge, and disciplined oversight. If reelected, I will continue to:

- Protect and preserve our claims
- Work closely and thoughtfully with counsel
- Ensure the developer fulfills its obligations
- Prioritize homeowner financial protection
- Approach negotiations strategically and responsibly

This work may not always be visible day to day, but it is some of the most important work we can do to preserve our homes and our community.

I care deeply about Bay37 and about protecting the investment each of us has made here. I would be honored to continue serving and working on your behalf.

Thank you for your consideration.

Shella Neba
Bay37 HOA Board President