

**Sea House Maintenance Corporation**

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

Irma Reyes  
Otis Management  
23120 Alicia Parkway, Suite 215  
Mission Viejo, CA 92692

August 28, 2023

A Meeting of the Members will be held as follows:

Date: September 29, 2023  
Time: 1:00 PM  
Location: via zoom.com  
Meeting and zoom info will be posted at: [www.TheHOAElectionGuys.com/seahouse](http://www.TheHOAElectionGuys.com/seahouse)  
All mailed ballots should be received by us by September 28, 2023.

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.

Per the Sea House Maintenance Corporation Bylaws, Article VII, Section 1(d), "there shall be no quorum requirements for the election of Directors."

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

1. One Official Ballot - please return your ballot so that your voice is heard!
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. One double-sided page of candidate statements

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!**

Irma Reyes  
Otis Management  
23120 Alicia Parkway, Suite 215  
Mission Viejo, CA 92692

**Sea House Maintenance Corporation**

c/o The HOA Election Guys - SeaHouseFILE  
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**  
**(Additional statements on reverse)**

**Frank Christensen**

With this official notification, I announce my candidacy for the Board of Directors of the Sea House Maintenance Corporation.

I am the owner President of XL Sports Marketing, a manufacturer's representative agency, working with the largest accounts in the consumer retail marketplace. I am an incumbent member of the Sea House Board of Directors, serving for the past three plus years. I also serve as the General Managing Partner of two LLC Property Investment Groups, and have extensive experience in the business world.

I have lived in multiple HOA housing developments and understand the dynamics and requirements to effectively manage these type organizations.

My strong business background and years of experience will provide insight to effectively help manage the needs of the Sea House HOA.

The Sea House HOA like all HOA's - have challenges, and my goal is to resolve issues, control expenses, and importantly continue to enhance and maintain the appearance of the Sea House community. And most importantly, protect our investment and enjoyment of the homes we have all purchased.

Thank you for your support.

Frank Christensen

**Karen Lund**

I am your neighbor, Karen Lund, and am an original owner in the Sea House Community. I have attended every Board Meeting since I moved in and am currently the Board President for the last 3 years. I am familiar with the history of this community, our vendor relationships and our builder lawsuit. (pavers and firepit) I have been on the board through two community management changes and remain dedicated to ensuring we keep our costs in line while also maintaining the landscape and common area amenities.

In my tenure, I have been actively involved with securing and payment of vendor and management companies. As a retired teacher and previous Credit Manager for a local airline, I have experience with budgets and accounting. I have caught accounting errors and duplicate invoices due to my attention to detail.

We have a beautiful community, so I would like to continue on the board because of my experience and knowledge of the history and finances. Our reserve balance is strong, which adds property value, and as the community ages, it becomes important to stay on top of maintenance and using those reserves to maintain the community. I appreciate your trust and hope you appreciate my commitment to our community.

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Mihir Shah**

My name is Mihir Shah, and I've lived in the Sea House community since it was built in 2014. I've been on the Sea House Board since February of 2021. During the prior two years we've undertaken major initiatives, including:

- Transitioning to Otis Management after an ineffective prior manager.
- Hiring a new landscaping company to get weekly landscape maintenance, tree trimming, and irrigation under control.
- Ensuring all major service providers, including storm drain maintenance, sewer, lighting, etc. are regularly scheduled to avoid costly major issues down the road.
- Pursuing a lawsuit against the builder regarding common-area construction defects.

I've served in various finance and investment-related roles throughout my 19-year career in businesses I've started as well as larger corporations. My financial experience has lent itself well in evaluating the Sea House budget and reserves, accounts payable, and reviewing monthly financial statements.

I think the characteristics of a great board member include being proactive, listening, asking questions, working well with others, and distilling large amounts of information using a measured, thoughtful approach.

Serving on the board the past two years has been a rewarding experience to see where we started and where we are now. While many things have improved, there are still things that need to get done to get the community to where it should be. I'd like to continue serving to see initiatives that we started through to completion and set the community on the best possible path forward.

Thank you.