



Cedar Towers Condominium Association

March 14, 2023

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

A Meeting of the Members will be held as follows:

Date: April 25, 2023
Time: 7:30 PM
Location: via zoom.com
Meeting and zoom info will be posted at: www.TheHOAElectionGuys.com/cedartowers
All mailed ballots should be received by us by April 24, 2023.

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 Cedar Towers Condominium Association bylaws define a quorum as "a majority" of the voting power of the association, or 31 members. This quorum requirement is lowered to 25% (15 members) at a reconvened meeting. If quorum is not reached at this meeting, the members in attendance at the meeting may vote to reconvene the meeting to a later date (this is done via a voice vote of the members present at the meeting). In this case, the deadline for receiving ballots will be extended as well.

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

1. One Official Ballot - please return your ballot so that we can meet quorum!
2. One double window envelope
3. One smaller Secret Ballot envelope
4. One page of candidate statements – there are statements on BOTH sides of this page

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!

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Cedar Towers Condominium Association
c/o The HOA Election Guys - CedarTowersFILE(60+1)
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)

Linda Benaddi

Hello everyone, wanted to introduce myself. I bought my cedar condo in March 2020. I am a realtor and I love my job. Prior to being a realtor, I was an accountant for 10 years and helped my company save over \$500k. I am not currently on the board and if I do, it will be my first time. I am very worried about future hoa cost like I'm sure most of you are. I'd like to join the board and use my skills to analyse past costs and future budgets in order to find ways to save us money so down the line, we don't pay such high HOA fees.

Diego Gonzalez

I am approaching my second full year with the Association, and have been a board member for the last year. My educational background stems in finance, project management, operations and management. However, my professional career is in tech sales where I consult million dollar companies in their embedded technology and help them bring their solutions to market. My vision for the Association is to collectively manage a tighter budget, and move projects along that are required to keep the building up to code. Moreover, I would like to enhance the avenues of communication from the board to the homeowners whether it be through social media or our current platforms. Regardless, this is an opportunity to gain greater community involvement in our building to tackle on the projects that need to be completed. As a board member I envision using my educational and professional background to accomplish this vision. I regularly attend board meetings and over the last two years I have gain a good understanding of the building's historical data where I am in a better position to deliver results.

Vive Jones

Present Board Member

CANDIDATE STATEMENTS
(Additional statements on reverse)

Meyer Kama

- 1) How long have you been a member of the association? 33 years
- 2) If you are currently on the board - how long have you been in this role? 32 years Any accomplishments you want to point out? Laundry room, front of the building, worked on the legal issues with this building
- 3) What is your background? Former Government employee, Former manufacturing buyer and manufacturing customer service
- 4) What is your vision for the Association? Updating this building while concurrently maintaining the building
- 5) What do you hope to accomplish as a board member? Juggling the wants of the homeowners and the needs of the building with the requirements of the city building codes.
- 6) How regularly do you attend board meetings? I have attended all but six monthly Board meetings in 32 years and I attend 3 committee meetings a month for a committee started this year
- 7) Have you ever served on a Board of Directors before (for an association, non-profit, company)? Yes this one. I have been Board President for 30 of 32 years

Maria Mireles

No statement was provided by this candidate.

Robin Sweet

No statement was provided by this candidate.