



**Boardwalk Homeowners 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. Two double-sided pages of candidate statements

Nikole Adams  
Progressive Association Management  
1290 N Hancock St Suite 202  
Anaheim, CA 92807

February 16, 2024

A Meeting of the Members will be held as follows:

Date: March 19, 2024 (All mailed ballots should be received by us by March 18, 2024)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/boardwalk](http://www.TheHOAElectionGuys.com/boardwalk))

*PLEASE NOTE: Pursuant to CA Civil Code 5120, members are welcome to attend the physical office of The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630) to witness the counting and tabulation of the votes. If you do plan to attend this meeting at our office, please let us know at least 48 hours prior to the meeting date so that we can plan accordingly. If we are not notified of your planned attendance, we reserve the right to conduct this vote counting at other locations.*

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.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Boardwalk Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 52 members. This quorum requirement is lowered to 25% (26 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](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!**

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Progressive Association Management  
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Anaheim, CA 92807

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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)**

**Clarissa Pulido**

Hello fellow Boardwalk members! As you all know, it's that time of year again where we need to elect our board of directors. I would like to introduce myself to those who may not know me yet. My name is Clarissa Pulido, and I am currently serving as your Board President. I have had the privilege of representing our community for the past six years, and I am eager to continue representing this wonderful community for as long as you'll have me. Let's work together to make this a successful election! Thank you for your time and consideration.

**David Alejandri**

Hello, my name is David Alejandri and I am running for the board to offer a new perspective and direction on taking care of our community. I have more than 6 years in the financial industry working with businesses and other HOAs managing their business accounts. In addition, have served for 2 years in the Long Beach Chamber of commerce as a member. With my background I am positive I can provide great insight into how to best take care of our community while being financially responsible and ensuring the community is taken care of. I look forward to your vote thank you.

**Julie Moore**

I have been a happy and comfortable homeowner in the Boardwalk since 1992 and served a few years as a board member 20 years ago. I am now retired after 30 years of experience in Organizational and Financial Management at McDonnell Douglas/Boeing, and have the time and desire to serve again on our Homeowners' Association Board.

Like Patricia Alexander and Sasha Gulati, I have become concerned about the care and maintenance of our Boardwalk properties and the financial standing of our Association.

We believe we need to provide a more pro-active management of our buildings and green space for the benefit of ALL Homeowners and to maintain and improve the overall value we have invested in our homes.

Please make the effort to vote for a NEW SLATE of Boardwalk Homeowner Association Board members - Pat Alexander, Sasha Gulati and Julie Moore.

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

**BOARDWALK HOMEOWNERS' ASSOCIATION**

**I hereby nominate myself as a candidate for the Board of Directors of Boardwalk Homeowners Association for the 20123 terms.**

**Name Mykhal R. Crawford      Current Occupation Financial Analyst**

I have been a proud owner and member of the Boardwalk community since August 2004

I am wishing to continue to volunteer my time and services to this community.

A little information about who I am. I served twenty years in the United States Navy, as career counselor. I retired as a E7, which is a Chief. I currently work at the Veterans Hospital in Long beach, in the position of a Financial Analyst. I have been employed with the VA for 20 years. I have gained my knowledge understanding and experiences securing various positions within the VA. I also volunteer assisting the VA research department coordinating the efforts for the research doctors in getting million-dollar grants, obtain funds for new contracts and additional existing contracts.

I have a bachelor's degree in business.

I am currently serving as a Boardwalk HOA Board member. I hold the position of Vice President. Throughout my terms as a Boardwalk board member, I have served as the Boardwalk HOA President, Secretary and Treasure.

Being a Boardwalk board member is a challenging and intriguing position to be in. During my term years as a board member, I have not swayed or fluctuated from my duties, responsibilities, and commitments to this community. If selected I will continue that role and commitment in honoring the duties and responsibilities as assigned. I will continue to understand the needs of this community and handle it accordingly.

Because this community is over overwhelmed with a bundle of energy and challenges, moving forward my commitment is to continue to bridge this gap and get this community focused on the goals, direction and safety that outlines this community.

I would like to continue to challenge myself by partnering with this community and any board members to collective conquer as many of the obstacles this community is facing and challenges, we incur along our journey.

Reasons for wanting to secure another year as a Boardwalk board member. I have the long-term skills, knowledge in gathering information from various sources and synthesizing information prior to making quick or long-term decisions. I have a vast understanding of applying principles from past experiences to new situations. I can fact find. I have great customer service skills but not limited to de-escalation, conflict resolution and attentive to the safety and needs of our community. I will continue to be loyal to my duties and responsibilities, take my role or position on the board very serious. Continue to be committed to our community and carry out the duties assigned in a professional manner. I will continue to conduct my own verbal survey of the community and listen to your needs and concerns and communicate the information at the formal monthly Boardwalk HOA meetings.

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

**Patricia Alexander**

I have been a homeowner and resident of The Boardwalk for 32 years and have never been more concerned about the state of our community than I am now. Over the past several years, the buildings which enclose the spaces we own have suffered from neglect. Nowhere is this more true than with respect to our roofs, which were due for replacement years ago. Last winter Boardwalk's luck ran out when heavy rains caused numerous roof leaks and resultant damage inside many homeowners' units. Slow response by our Board and their management contractor resulted in further damage to those homeowners' units. Although repairs are (finally) underway, much costly work remains to be done.

I, together with candidates Julie Moore and Sasha Gulati, are submitting our nominations to be your new Boardwalk Directors. If elected, we are committed to working with Boardwalk's Manager to restore structural integrity to the buildings which contain our home investments. We will also focus on sound financial management by seeking opportunities for cost reductions in other, traditionally high cost, recurring expenses.

My extensive experience as a former DoD contractor and technical adviser to the US Air Force Global Positioning System (GPS) Program Office, plus my six and a half years total experience as a Boardwalk Director, enable me to hit the ground running on day one if you elect me and my co-candidates to be our next Board of Directors.

As a former DoD contractor, I performed system engineering services to the US Air Force Global Positioning System (GPS) program. My detailed, thorough, and proactive work was recognized via multiple Air Force commendations for my "exceptional dedication and commitment," "technical insight," and "leadership."

As a Boardwalk Director, I updated the application and guidelines for Clubhouse use (2004) and developed new window installation guidelines (2006) which remain in place today. In 2005, after two failed attempts by Boardwalk Management's regular plumber to repair persistent leaks that left Boardwalk members without gas for several months, I contacted the Gas Company and facilitated hiring their plumbing professionals, which led to successful restoration of Boardwalk's natural gas service. As Director/Secretary in 2011, I prepared all Boardwalk meeting minutes and initiated the practice of providing electronic copies of approved minutes and monthly financial reports via email to all homeowners requesting them.

Julie, Sasha, and I are committed to ensuring that your hard-earned assessments are spent appropriately, per our Association's CC&Rs and CA Civil Law. We want to earn your trust by giving you greater visibility into what YOUR board is doing with YOUR money. With today's digital technology, we believe there is no reason why interested homeowners should not be provided monthly financial records, in addition to meeting minutes, at no cost.

I understand that your time is valuable and limited, but I hope you will take a moment to complete your Boardwalk ballot by casting your three votes for Pat Alexander, Julie Moore, and Sasha Gulati and mailing it today. Thank you for your consideration.

Pat Alexander

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

**Sasha Gulati**

My name is Sasha Gulati. Over 20 years ago, my parents and I became Boardwalk residents when they purchased their condo. My husband and I became Boardwalk homeowners 2 years ago, and my parents purchased another Boardwalk condo last year. My Aunt and Uncle are now relocated here, as a direct result of my family's pride in being Boardwalk members, and we are deeply connected to the Boardwalk community.

With the heavy rains earlier last year, our condo had multiple roof leaks. It took 9 months for our roof to be finally fixed in December. Meanwhile, our condo has sustained a great deal of damage, not to mention the personal toll on our family. While our roof damage was extensive, there were at least 16 more roof leaks in the Boardwalk. Another heavy rainy season is forecasted, and I do not want any Boardwalk homeowner to experience what we have. The Boardwalk roofs have been out of warranty, and the re-roofing project has been years overdue.

I, along with Julie Moore and Pat Alexander, am submitting my nomination to be your new Boardwalk Directors. Together, we will provide our Boardwalk community with (1) strategic thinking and planning and (2) adaptability to respond to needs in a timely manner, along with (3) sound and sustainable financial management, to protect and maintain our homes, homeowners and residents.

As a Health Care Provider, I am concerned with my patients' health and their well-being, both now and for the future. I routinely assess and prioritize complex situations, collaborate, employ plans of action, and make follow-up plans. Having a degree in Economics and as a Boardwalk homeowner, I am focused on Boardwalk's health and sustainability with respect to structural integrity, financial efficiency, financial accuracy and visibility, accountability, trustworthiness, property values, sense of community, enjoying nature, and pride in being a Boardwalk community member.

Every month, Boardwalk homeowners provide their hard-earned money for Boardwalk functions. In return, Boardwalk homeowners deserve free, accessible, and accurate financial statements. My goal is accountability, responsiveness, and sustainability to my fellow Boardwalk homeowners, through sound leadership and financial decisions.

I am running, with co-candidates Julie Moore and Pat Alexander, for the Boardwalk Directors. Please consider casting your votes for us. Thank you for your consideration.

**Kathleen F. Neuberger**

Hello, my name is Kathy Neuberger, I would very much like to be on the Board of Directors for The HOA Election Guys, Inc. For the Boardwalk Homeowners Association. I have been a member of the HOA for more than 15 years. For my background I am not employed but as far as my background I am very passionate about people and where I live. My vision for the Boardwalk Homeowners HOA is to make sure that the people who live here are able to achieve their living situations and be able to help implement a fair and peaceful home that takes pride and honor in their property. It is important that our neighbors who live here know that the board will listen should a problem ever arise and know that our board members will do everything in their power to make sure everything gets done the correct way. I plan on attending all meetings unless circumstances beyond my control prevent me from being there. I humbly appreciate your consideration by choosing me to serve on the board of Directors.