



Seminole Springs Mobilehome Park, Inc.

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

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

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

February 6, 2025

A Meeting of the Members will be held as follows:

Date: March 8, 2025
 Time: 10:00 AM
 Location: The Clubhouse (The meeting may also be broadcast over zoom with information to follow by management)

All mailed ballots must be received by us by March 7, 2025. Ballots may also be submitted in person to the Inspector of Elections at the meeting before the meeting begins. We advise ballots NOT be dropped off at the Seminole Springs onsite office.

This Meeting of the Members is being held to vote on the election of FOUR (4) 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 Seminole Springs Mobilehome Park, Inc. bylaws define a quorum as “33 $\frac{1}{3}$ %” of the voting power of the association, or 72 members. This quorum requirement is lowered to 20% (43 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!**

Kevin Langley
The HOA Election Guys
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!)

Seminole Springs Mobilehome Park, Inc.

c/o The HOA Election Guys - SeminoleSpringsFILE(215+3)
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

CANDIDATE STATEMENTS
(Additional statement on reverse)

Robert Adelman

I have 30 years of experience with real estate development including extensive background in large land entitlement and regulatory work. For the last 20 years, I've owned and managed the Benmore Valley Ranch, a 1200 acre working ranch which includes 5 reservoirs with 240 acre-ft of diversions rights from the State Water Board. I've completed extensive permitting, restoration, and fire safety and ecology. I'm proposing management of our corporation using standards of professional land development to maximize the financial value of the collective asset as well as the enjoyment of the common property including restoration of the reservoir and development of the hot springs. Importantly, I am a firm believer in transparency of all financial decisions so that all shareholders can weigh in with comment before decisions are taken by the Board.

Crystal Walkup

Dear Shareholders,

I'd like to tell you a bit about myself. I moved into Seminole in 2011. I've got a BSLA in Landscape Architecture and was in that field for many years. When I decided to explore a new career, I stumbled into property management. I loved taking care of properties and tenant issues and maintained commercial and multi-family residences in Beverly Hills. Everyday something different and never boring. I've been in this field for over 25 years and a few years ago my partners and I started a company taking care of mom and pop properties in Pasadena. I also currently sit on another board maintaining a large 10 story building in West L.A.

I'm sure you all feel as I do that Seminole is a rare jewel and feel lucky to have found this place. I know that I was not elected but picked by the previous President to fill in the remainder of a board members position, but I feel that there is still so much to do to make sure that we are all happy with the decisions the board makes. None of us want the assessments to go up and I am hands on trying to get something resembling the reservoir/pond/lake back and want to continue working to make that a reality and I'd like to do that as a director.

Thanks for your consideration

CANDIDATE STATEMENTS
(Additional statement on reverse)

Jerry Maba

Hello, homeowners of Seminole Springs,

I am excited to announce that I have signed up to run for a position on the Board of Directors. After living here for 2 ½ years, I feel inspired to contribute my knowledge and over 45 years of experience in design and building in California.

I believe it's time for fresh, exciting ideas and plans to help our park become an even more beloved place to live. I envision a redesigned clubhouse that will become the magnetic center of our community, enhancing our quality of life and boosting property values. I also see an affordable and creative solution to repurpose the old reservoir, turning it into something beneficial for everyone.

Our community needs new streams of income. The Woolsey Fire drained our resources, and we must prevent HOA dues from escalating to \$1,000 a month per homeowner. I have ideas for innovative revenue streams that could help us achieve these goals while keeping our community thriving.

If elected to the Board, I plan to hold live monthly meetings with all of you to address concerns, answer questions about our community's future, and share updates. Transparency and fact-based communication will be my guiding principles.

I invite you to turn the page with me toward a renewed spirit of community. Together, we can bring Seminole Springs into an updated and brighter future for all of us. Please join me in this effort to move forward!

Thank you,
Jerry Maba

Tommy Sobel

No statement was provided by this candidate.

CANDIDATE STATEMENTS
(Additional statement on reverse)

Avesta Carrara

Greetings,

I have been blessed to be a shareholder-resident of Seminole Springs since 1997 (27 years) and I have been serving on the Seminole Board for the past two years and attend most meetings with a few exceptions of work conflict. I have served on other Boards as a Director for a non-profit.

We are making progress in getting our home in good running order, however there is still much to be done. I feel like much of what I have accomplished as a board member is to help stabilize and normalize life in our park after Woolsey. We are trying to finish the remainder of the upper park restoration with our goal to tackle maintenance and upgrades on the lower park upgrades, finish Spectrum project, roads, repairs and bring it up to current standards.

I have appreciated the trust that many of you have placed in me to advocate in the best interest of the corporation and thus the shareholders and residents that reside here. I hope that I can continue to help to pave the way for our beautiful park's security, maintenance and continue to thrive.

Thank you for your continued faith. Avesta

Tiffany Woodring

Candidate Registration: 2025 Board of Directors

Submission Due Date: 12/23/24

Annual Meeting/Election: 3/8/25

Candidate: **Tiffany Woodring**, I hereby submit my name for nomination for a position on the Board of Directors of Seminole Springs Mobile Home Park, Inc.

EXPERIENCE: I was first elected to the Seminole Springs Board of Directors on 3/7/2020 and have served the past year as President. I worked for several years as a Medical Services Facilitator, advocating for disadvantaged adults in need of services. I spent many more years in project management and design for a model home firm. Currently, I work for a wellness company as the student coordinator. I have a BA from UCSB in Religious Studies. This degree qualifies me to perform my preferred work as a dog walker, here at Seminole Springs and in the surrounding community.

I Believe I will continue to be an asset to the Board of Directors because: My commitment to Seminole Springs makes me an asset to the Board. This is my home and I want to see the community and its members thrive. My grandparents ended their retirement travels and moved to Seminole Springs when they found out my mom was pregnant with me. Growing up, I spent every holiday and birthday in our community. Park issues were discussed at the dinner table. Being displaced by the Woolsey Fire was difficult; being back at Seminole Springs is a privilege. I hope to continue the privilege of serving our community.

CANDIDATE STATEMENTS
(Additional statement on reverse)



A Note from The Inspector of Elections:

After the nomination period closed, we received a nomination from the member below. As this nomination came in after the nomination period had closed, we are not able to print their name on the ballot. You can vote for this member by writing their name on the ballot, and casting vote(s) as you would for any of the other candidates. Please note that this member, or any other write-in candidates, would need to be nominated from the floor of the meeting to be elected to the board.

Eugene D. Michael

I am As a licensed professional geologist for more than 50 years and shareholder Member of Seminole Springs Mobilehome Park Corporation since 2010. If elected, I will with documentation recommend the following:

- (1) an end to routine SSMP Board of Directors' practices that since the March 2, 2019 election amounts to secrecy, ands particularly the virtual Zoom electronic meetings since April 21, 2020, almost all of which, as conducted, have been contrary to law under Civil Code 4926.
- (2) an open special or regular meeting to explain how the reservoir should be rehabilitated to avoid flooding that otherwise could be extensively damaging and life endangering, and hence the basis of lawsuits that could bankrupt SSMP;
- (3) an end to the BOD practice of issuing contract proposals since the March 2, 2019 election that are open to kickbacks that actually may have been have been perpetrated.
- (4) an independent audit of Park expenses and distributions of funds that BODs seated since the March 2,2019 election have authorizes in a manner directly contrary to SSMP Bylaws Article 5, Section2(b)(2) that requires Member approval;
- (5) a detailed review of park contractor's and consultant's performances and remunerations since the March 2,2019 election to determine competency and advisability of continued employment;
- (6) a procedure establishing twenty or so Member proxy groups to assure more effective Membership participation in Park meetings and elections. END/EDM