

**Laguna Sur Community Association**

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

PMP Management - Jason Mulkay
100 Pacifica, Suite 350
Irvine, CA 92618

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. Three 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

June 26, 2026

A Meeting of the Members will be held as follows:

Date: July 29, 2026
Time: 5:00 PM
Location: The Talavera Pool Area
All mailed ballots should be received by us by July 28, 2026.

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

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 Laguna Sur Community Association bylaws define a quorum as "51%" of the voting power of the association, or 144 members. Please return your ballot so that we can meet quorum!

***Please note this important information:** A nomination was received from Laura Carlone, who is a member of a home in the Custom Lots. Her nomination was the only one received from a member in the Custom Lots, and per Section 4.05(a) of the Association's Bylaws: *at least one (1) position on the Board shall be filled by an Owner of a Custom Lot (as hereinafter defined) to the extent such an Owner is among the candidates for a position on the Board.* Provided that quorum is reached in this election, one of the three seats will be filled by Laura Carlone, and the membership will be voting to fill the remaining two seats.

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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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!)

Laguna Sur Community Association Board

Candidate Statement for Jim Carbone

I currently serve on the Board of Directors of the Laguna Sur Community Association. I was elected by the homeowners in 2022 and again in 2024, and am asking for your vote now so I can continue the work that I and the other Board Members have been doing to improve our beautiful Laguna Sur community.

My family (my wife Michelle and daughter Mackenzie) and I have lived in Laguna Sur since August 2020 and have lived in Laguna Niguel since 2008. I am also currently on the Laguna Sur Villas Community Board. I have been very involved with the Laguna Niguel community having formerly served as chairman of both the City of Laguna Niguel's Investment, Banking and Audit Committee, and its Sports Advisory Committee. I am also on the board of directors of the Laguna Niguel Youth Soccer Association (LNYSA), the City's largest youth sports organization.

Professionally, I am a licensed (Series 50) municipal advisor who works with public agencies of all sizes throughout California on finance issues. I also have over twenty years of experience as an investment banker. My educational background includes a bachelor's degree in mathematics and economics from UCLA and an MBA from UCLA's Anderson School.

Thank you for your consideration.

Jim Carbone
20 Toulon
Laguna Sur

Fera Shivaee
56 Marseille
Laguna Niguel, CA 92677

Monday, April 13, 2026

To My Fellow Community Members:

I have been a resident of Laguna Sur Community since late 2021, right before the new Boards were elected along with newly hired property management company PMP. For 3 years I experienced nothing but frustration and disappointment with the level of service which was almost nonexistent in every sense of the word, to the point of considering the sale of my newly remodeled home and moving out. The only other option was to volunteer to serve on the Boards and utilize my financial, real estate and construction background to make a positive difference.

In running for the Boards, my main goal was to ensure that no member of our community ever felt ignored and frustrated. In almost 2 years of serving as a board member, I have always made myself available to you in person and/or by phone and email to make sure you are heard, to learn about your concerns, and to see to it that your requests are addressed correctly and in a timely manner.

In my role as a board member, I took charge of all projects pertaining to the repairs of the "Villas" and landscaping related projects for Master Community. I have worked tirelessly & diligently to help & support my fellow board members and our property management team to ensure all issues, concerns and projects at hand are addressed in a timely, cost-effective and satisfactory manner. This was achieved by auditing the performance of the vendors (whose performance was disappointing to say the least) hired by the previous Boards and property management team; assessing the time frame in which projects were completed and the costs associated with it. I managed to replace those vendors with a team of ethical, reliable, skilled and experienced professionals who completed each project in a time-efficient manner and at a greatly reduced cost. As a result, we were able to address a vast number of delayed repairs/projects while saving our community hundreds of thousands of dollars.

I have also been involved in major projects such as getting the Grant from the city to address the fire department mandates, securing adequate fire insurance for all 253 units for almost \$800,000 less in premium costs than the previous year and beautification of our landscape and holiday decorations & lighting to name a few.

Although I have accomplished a great deal in the past 20 months, there is still a lot to get done. Therefore, I am asking for the opportunity to serve you for another term and appreciate your vote.

Sincerely,


Fera Shivaee

David Steinmetz

David has been serving as Treasurer for both the Laguna Sur Villas and the Laguna Sur Community Boards since January 2025. He believes that it is very important to maintain and update our community but also strives to keep costs down using contractors that deliver high quality work at competitive costs. Keeping our community well maintained and fully insured will help to maximize the value of our homes.

Key Accomplishments:

- Spearheaded efforts to reduce our community property insurance by securing new insurable value appraisals and investigating alternate insurance carriers. His work led to a \$900,000 annual reduction (\$1.9 million to \$1.1 million) in our fire insurance costs while still maintaining 100% coverage.
- Challenged the Villas Reserve study to reduce requirements by \$2.2 million and increased reserve fund strength from 30.8% to 49.3%.
- Reinvested available funds to generate interest income of \$85K annually.
- Investigated water bills which were exceeding budget by \$35K to identify overwatering and leaks.
- Worked with PMP to establish operating budgets with balanced income and expenses.

Qualifications:

David has over 30 years of experience leading operations and supply chain teams at major companies with annual revenue up to \$2.5 billion. His leadership roles at Red Bull, Warner Bros, DuPont and Schick included delivering products on time to customers, balancing demand/supply requirements, managing distribution costs, optimizing inventory levels, scheduling manufacturing plants, sourcing raw materials and implementing software solutions to support operations.

He was a technical buyer for 5 years at DuPont and bought construction materials for 2 major plant sites. He directed the corporate procurement teams at Schick razor company with responsibility for \$120 million in annual purchases. As Director of Operations at Red Bull, he was responsible for \$1 billion in US product distribution, international logistics, procurement and building maintenance of the Corporate Headquarters in Santa Monica.

David holds a BS Chemical Engineering degree, an MBA and a MS Computer Science.