



## Magnolia Palms Association

February 13, 2023

Beth Wood  
c/o Professional Community Management  
11860 Pierce Street, Suite 100  
Riverside, CA 92505

A Meeting of the Members will be held as follows:

Date: March 16, 2023  
Time: 5:00 PM  
Location: via zoom.com

Meeting and zoom info will be posted at: [www.TheHOAElectionGuys.com/magnoliapalms](http://www.TheHOAElectionGuys.com/magnoliapalms)  
All mailed ballots should be received by us by March 15, 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.

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

The Magnolia Palms Association bylaws define a quorum as "a majority" of the voting power of the association, or 61 members. This quorum requirement is lowered to 25% (30 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

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)

Beth Wood  
c/o Professional Community Management  
11860 Pierce Street, Suite 100  
Riverside, CA 92505

### Magnolia Palms Association

c/o The HOA Election Guys - MagnoliaPalmsFile  
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 the addresses are showing through the windows.
- 6) Mail your ballot (if not provided, make sure you apply postage!)

## CANDIDATE STATEMENTS

### **Phillip Gordon**

Hello Magnolia Palms Community, my name is Phillip Gordon and I am your current board of directors treasurer. As treasurer, I plan to continue keeping our reserve funds in a positive position and keep our vendors paid on time so we can maintain a comfortable living environment. Furthermore, I look forward to approving projects that keep the building running properly such as plumbing, swimming pool, and elevator issues. Once we are ahead in these crucial areas, I would love to focus on the beautification of our community so that we can enjoy a more modern look and feel to our property which will then increase our property values. I am only concerned with making sure we are all benefiting, I have zero interest in any one person's issues. I value good people, stress free environments, and coming to logical conclusions.

### **Jannette Smith**

Name: Jannette Smith

Reason for running for board member position and qualifications.

If elected I would like all members of our community to be confident that I will represent them with integrity no matter if they rent or own their property. As a Site Development Manager for Circle K Corporate Office, I am well versed with various applications of technology and can offer more effective solutions for our community to save money and have items upgraded.

I have been a member of this community as an owner for the past 8 years. I have seen a disconnect between our Property Management Co. and our community. My goal is to build back the communication bridge between the Property Management Co. and our community, as well as improve our property values.

I would like you to give me your vote to ensure a successful safe 2023 year for our community.