



Fulton Terrace Homeowners Association, 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. One page 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.

The HOA Election Guys
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August 31, 2024

A Meeting of the Members will be held as follows:

Date: October 3, 2024 (All mailed ballots should be received by us by October 2, 2024)
 Time: 3:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/fulton)

Physical location to attend the zoom meeting: The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630)

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 Fulton Terrace Homeowners Association, Inc. bylaws define a quorum as “51%” of the voting power of the association, or 11 members. This quorum requirement is lowered to 20% (5 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!**

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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!)

Fulton Terrace Homeowners Association, Inc.

c/o The HOA Election Guys - FultonTerraceFILE(21+2)
27472 Portola Pkwy #205-412
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CANDIDATE STATEMENTS

Tamara Botwinick

For those I dont know I am Tamara Botwinick and live in unit 106 with my husband Jeremy, our son Aaron, and dog Lula. While we have only lived in the building for a year now we have lived nearby before here in Studio City where I was on the HOA board as well. We are committed to making Fulton Terrace a stronger and better community and I am excited to now be eligible to run for the board. My goal is to help unite this community through full transparency, leadership, and teamwork. I look forward to doing my part to make this a better place for us all to live

Hitesh Pau

1. 4 years
2. 1 year
3. Manager at a media company and a real estate agent
4. To make a community of happy homeowners who are proud of being part of this community
5. Tranparency and financial balance
- 6 always
- 7 Yes



A Note from The Inspector of Elections:

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

Michael Francati

Anthony Honkus