



Surfside IV Condominiums
 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 letter, *Let's cut to the chase.*

Alison Arnold
 Lordon Management
 1100 Flynn Road Suite 204
 Camarillo, CA 93012

July 3, 2024

A Ballot Counting Meeting will be held as follows:

Date: August 5, 2024 (All mailed ballots should be received by us by August 4, 2024)
 Time: 4:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/surfside)

Physical location to attend the zoom meeting: Surfside IV clubhouse

This Ballot Counting Meeting is being held for a vote of the members to approve a special assessment in an amount of \$7,583.00 per unit.

Pursuant to California Civil Code section 5605(d)(3) a quorum of "more than 50%" of the membership is needed, or 106 ballots. For the special assessment to be approved, a majority of the ballots cast once quorum has been achieved need to vote in favor. If sufficient ballots to meet a quorum are not received by the initial ballot-counting meeting or if additional participation by the membership is deemed in the best interests of the Association, the Board of Directors and Inspector of Elections reserve the right to repeatedly adjourn the ballot-counting meeting and extend the voting deadline.

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!**

Alison Arnold
 Lordon Management
 1100 Flynn Road Suite 204
 Camarillo, CA 93012

Surfside IV – Special Assmt Ballot

c/o The HOA Election Guys - SurfsideIV_FILE
 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!)

Let's cut to the chase. The Surfside IV HOA is over 40 years old, and we don't have enough money to properly maintain the complex. A few of the boards over the years have given in to owner pressure and not raised the dues enough to cover needed work. In addition, high-cost items have been added to the reserves and the expected end of life is getting closer. Based on the 2024 reserves study, our reserves are currently 19% of the fully funded balance of \$6,092,342.

The board has conducted two town hall meetings and provided presentations, Q&As, meeting minutes, and project discussions to homeowners on our email lists. These documents are now posted at www.thehoaelectionguys.com/surfside

You may also request an email of the documents by emailing SS4HOA@outlook.com.

We are requesting owners to vote and approve special assessments. Any remaining collected funds will be returned to the owners at the end of the project.

What happens after the votes are counted:

- If the special assessment is approved, a 2025 dues increase will probably be at inflation level to cover the cost of increased contractor, insurance, and utility costs.
- If the project is not approved, the board will approve an immediate 20% increase to \$918/unit/month.

The Surfside IV Board recommends voting and approving a special assessment for two projects:

- Resurfacing the elevated walkways that are becoming a safety and structural concern.
- Resurfacing the aging flat roofs to avoid unit and structural damage.