



**Esplanade at Sommers Bend
Community Association**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Courtney Chastain
Seabreeze Management
391 North Main Street Suite #203
Corona, CA 92879

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.

October 28, 2025

A Meeting of the Members will be held as follows:

Date: December 10, 2025 (All mailed ballots must be received by us by December 9, 2025)
Time: 4:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/esplanade)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **The Clubhouse**

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 Esplanade at Sommers Bend Community Association bylaws define a quorum as "25%" of the voting power of the association, or 65 members. This quorum requirement is lowered to 20% (52 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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Seabreeze Management
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Esplanade at Sommers Bend Community Association
c/o The HOA Election Guys - EsplanadeSBFILE
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!)

CANDIDATE STATEMENTS
(Additional statements on reverse)

William Mockabee

Dear Esplanade Community

My wife, Tracey< and I relocated to this wonderful neighborhood in November of 2021. We were encouraged by its promise of a safe, senior community. Over the last four years, we have come to love all of what Sommers Bend Esplanade has to offer.

Early on , I served on the Design Review Committee and the Landscape Committee. Also I had a desire to start a Golf Club(Sommers Bend Golf Club) for those who enjoyed the great game. I also helped organize a bowling league for those who enjoyed bowling.

I have a strong background in leadership including roles as President /CEO Of a private corporation that included three different companies under its umbrella. At the same time I was President of my Golf Club for 20 years. I also, was a California State Director of a National Softball Association. While serving on several Charity Boards, and serving as a Sports Minister for my Church in San Jose.

I bring extensive experience in collaboration strategic decision making and effective problem solving abilities.

My priorities remain clear: To bring transparency to, the Board, maintaining the safety, cleanliness , and a sense of community . I am committed to listening to the residents and making informed , consensus- driven decisions that benefit our community.

If elected , I will work to enhance security measures and further safeguard our neighborhood.

Warm Regards
Bill Mockabee

Jennifer “Jenny” Ficacci – Board of Directors Candidacy Statement:

My husband Gary and I bought in Esplanade in August 2023 after leaving San Diego for a lengthy full-time RV adventure. Gary and I enjoy pickleball, bunco, our gym, the pool, the poker group, and numerous other planned or unscheduled activities that occur with our neighbors at Esplanade.

Gary retired from law enforcement and security management after 34 years and I am a former Redevelopment and Housing Manager for the City of El Cajon and have been a real estate agent since 1999. I was also the Secretary and Treasurer for the San Diego Area Housing & Finance Agency which was a Joint Powers Authority, created by 17 cities and the County of San Diego to further the production of affordable housing in the County.

During my tenure at the City of El Cajon, I managed a budget in excess of \$50M and coordinated hundreds of capital improvement projects through the City's 5-Year Capital Improvement Plan. I also managed all real property for the City, its Redevelopment Agency and Housing Authority, including: all acquisitions, eminent domain, property management, demolition, sale or transfer for economic development or affordable housing production, and management of various easements and agreements for public assets. I believe that every skill I acquired at the City makes me uniquely qualified to assist the other Board members in managing our assets at Esplanade.

My goal in running for the HOA Board at Esplanade is to first and foremost create a culture of collaborative leadership. I also believe the Board should:

- Be excellent stewards of our facilities while building sufficient reserves for future capital expenditures to Esplanade properties and assets.
- Seek continuous input from our community through workshops, meetings and committees, fostering a partnership that taps into community expertise.
- Reinstate our committees and update their charters to reflect that their primary duty or Code of Conduct mandate is to make recommendations that benefit the entire community, not individual members.

I believe building trust through communication and participation and applying fair and equitable standards for all members will show that the Board is willing to make decisions that benefit our entire community and assets not only today, but well into the future.

(Additional statements on reverse)

Esplanade Board of Directors Nomination
Gina Magee
Sept 20, 2025

I have been a resident of Esplanade since Dec 2021 and I love our community. I am running for the Board because I believe I can make a positive contribution to enhance our lifestyle and steward our financial health for the future.

In the almost four years that I have lived on Sedge Way, I have been the Chairperson for the Adhoc Pool Committee and the Secretary of the Finance Committee, led the creation of the Easy Peasy Pickleball and Asian Mah Jong groups, been a member of the Garden Committee, happily participated in countless community events, and made valuable friendships.

Why do I want to serve on the Board? I think there are areas for growth within our community. I think there are areas of concern within our community. I believe I can contribute to positive movement in both areas.

Now that we are all settled in, we should be talking about the long term vision of what our community can be. Let's talk and do!

My mantra is that "I am here to serve"...our community, the 259 homes, the residents, our neighbors! I believe in transparency, collaboration, and teamwork. I am an advocate of expanding the use of committees and task forces; we have tremendous talent here in Esplanade and we can tap into this talent!

Those of you who know me know that, while I may have my own personal opinion on any matter, I strive to be open minded, fair and focused on what the majority of the community desires and what is best for the residents in the long run. I have no agenda other than to serve.

My fiscal philosophy is that we need a good balance between keeping costs down, enhancing the current community, and preparing for our future. What does that mean in practice? I don't know, but I guarantee there would be good and ongoing conversation on this topic.

I also welcome an open conversation with any interested members to drill down to my specific skills and philosophies, and invite my fellow nominees to do the same.



Other resume details and fun facts:

MBA from Pepperdine, emphasis in Leadership Development and Managing Organizational Change

CEO of a 150 year old risk management training organization

COO of the Girl Scouts of Orange County – \$25M budget, LOTS to share that go beyond cookies, camp and crafts

Board of Directors of Girls on the Run – a 501(c)3 nonprofit focused on inspiring girls to be joyful, healthy, and confident using a fun, experienced based curriculum that creatively integrates running

40 years in the insurance industry: product development, risk management, marketing, business development

Completed six marathons, and yes, all were 26.2 miles long

Completed the Camino de Santiago – walked 166 miles ALONE in Portugal and Spain

Happily married to Clif for 30 years. He is my rock and my joy

(Additional statements on reverse)

James W. Shepard
(Retired)

Goal

If elected, my goal is to enhance openness and transparency to Esplanade HOA Board actions, open board meeting discussions, manage our budget well, listen to the wishes of our community residents as I feel the board should reflect as well as possible those wishes, support an active committee structure working with the elected members of the board, streamlining our rules and guidelines, common sense Board management, and evaluating our current HOA Management service levels, development of our community's desired service levels and the potential solicitation of other HOA Management companies.

Summary

I am a retired Commercial Real Estate Broker, and Institute of Real Estate Management Certified Property Manager, University of California Certified Facility Manager and Certified Plant Engineer. I have both a bachelor's and master's Degrees from San Diego State University with emphasis in Statistical Analysis and Land Use Planning. I am also Six Sigma trained.

Volunteerism

Currently I am serving as a Director on the Board of California Coast Credit Union and am Past Chair of the Board and Supervisory/Audit Committee. I am also a Founding Director, Past Chair and Past Treasurer of the Cal Coast Cares Educational Foundation. Past volunteer involvement includes the US Navy League Board member/Treasurer, San Diego USO Board Chair, San Carlos United Methodist Church Board member and am a Boy Scout of America Eagle Scout.

Work Experience

My experience includes Director level oversight of major facility capital improvements and operational management of Real Estate and Facilities for Sempra Energy, and it's regulated (Southern California Gas Company and San Diego Gas & Electric Company) and non-regulated subsidiaries and affiliates. My experience includes high rise buildings, multi-building campus facilities, commercial and industrial operational facilities, mainframe computer centers, agricultural properties and some residential. Employed - 36 years/retired.

Additional experience includes VP oversight of major client "long haul" utility projects (electrical, natural gas, communications, fiber optics, high speed rail) for Wilbanks Resource Engineering Corporation headquartered out of Denver, Colorado and Houston, Texas. Employed - 13 years/retired.

Finally, I provided on contract, Real Estate acquisition and Title curative work for clients financing and constructing large wind and solar projects in several states. Principal - 4 years/retired.