

**Island Lagoon Homeowners Association**

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

Gold Key Association Management, LLC
Veronica Money
P.O. Box 1108
Upland, CA 91785-9998

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

July 20, 2026

A Meeting of the Members will be held as follows:

Date: August 21, 2026
Time: 12:00 PM
Location: The Association's Clubhouse
All mailed ballots should be received by us by August 20, 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 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 Island Lagoon Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 66 members. This quorum requirement is lowered to 20% (27 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!)

CANDIDATE STATEMENTS
(Additional statements on reverse)

Deidre LaMonte

It is an absolute privilege to serve as your current Board Secretary, since Sept.2023. I am incredibly thankful for the opportunity to give back to our community. I've invested my time as a board member to maintain and enhance our community (ie balconies and clubhouse) within the boundaries of the CC&Rs. I continue to work towards the improvement of our community and strive to establish and maintain positive relationships with my residents. I love our community and hope to earn your vote.

Eric Leister

Hello,

My name is Eric Leister. My wife, Michelle, and I purchased a home in Island Lagoon in 2020. I hold a Mathematics degree from the University of North Carolina at Greensboro. In 1996, Michelle and I relocated from North Carolina to Sacramento, California, where I served as director of Manufacturing Systems and Infrastructure at Apple, Inc. After 27 years of service, I retired from Apple, Inc. in 2024.

My vision for Island Lagoon is to continue to have it recognized as a safe, friendly, and aesthetically pleasing community, where the board and residents collaborate to maintain common areas, uphold community standards, and nurture lasting relationships among neighbors.

Though I have never served on a homeowners board of directors, in my role at Apple, I was responsible for budgets, schedules, and people. I feel this past experience can help the association build a spirit of respect and cooperation across the community that improves the residents' overall quality of life and property value.

Thank you for your consideration,

Eric Leister
25 Ocean Vista

CANDIDATE STATEMENTS
(Additional statements on reverse)

John W. Nelson

My name is John Nelson. I hold a business degree from California State Polytechnic University. I am retired now but I have over 50 years of experience in construction, real estate development, commercial brokerage, and property management. I have been the CEO of several companies. Over the past 50 years, I have formed over 30 companies that hold and manage real estate. I have been a member of several HOA's. I believe this knowledge will serve me well as a member of the Board.

My wife and I have lived in Sea Island for the past eleven years. I care about the Sea Island community, and want to return it to the high-end private community it once was. It is my desire to make our community a better place for all of us.

- I am a strong believer in homeowners rights.
- I believe an open, honest, competent and fiscally responsible Board is paramount to the best interest and wellbeing of the community.
- I believe it's the duty of a Board to be transparent, and to serve the best interest of the homeowners and the community.
- I believe a Board should listen to the members, and not dictate to them.
- I believe a Board has an obligation and duty to adhere to and follow the HOA's governing documents, so your rights as a homeowner are protected.
- I believe a Board needs to not only understand its fiduciary responsibility to its members but to effect that duty.
- I believe it's essential to have a Board that the HOA members have confidence in, and can trust.

If elected I will strive to act in a manner deserving of the position.

Thank you,

John Nelson
56 Ocean Vista

CANDIDATE STATEMENTS
(Additional statements on reverse)

Sue Ellen Volpe

My name is Sue Ellen Volpe. I have lived in Sea Island for over 30 years. I have 35+ years of experience as a real estate professional. My work in residential sales at local firms such as Waterfront Homes, Coast Newport, Strada and Surterre Properties has given me a good insight and background regarding property values and what affects them. I have always felt privileged to live in such a special place. Sea Island is a beautiful, safe and superbly located community. I am running for a position on the HOA Board because I feel that we need to get back to more transparency and homeowner participation in important decisions that affect our life styles and property values. We need to have our financial situation under control. We need regularly scheduled HOA meetings at a day and time that allows for maximum community participation, as well as a newsletter informing homeowners of upcoming major projects. We need a Board that will listen to and take the concerns and suggestions from homeowners into account. I would like to be an advocate for Sea Island homeowners. As such I am asking for your vote.

Sue Ellen Volpe
39 Ocean Vista

Candidate Statement — Edward Gibson

Island Lagoon Homeowners Association Board of Directors Election

My name is Edward Gibson, and I am proud to call Island Lagoon home. I moved into my home at 71 Ocean Vista in May 2021, and from my very first day here I have appreciated what a special community this is. I am running for the Board of Directors because I believe I can contribute meaningfully to preserving and enhancing what makes Island Lagoon such a wonderful place to live.

Who I Am

I am a Managing Director at Deloitte Digital, where I lead forward-deployed engineering teams that help major organizations solve complex problems quickly and sustainably. Over a 20+ year career as a CEO, investor, and operating partner across healthcare, technology, and professional services, I have learned that strong organizations are built on transparency, trust, and a genuine commitment to the people they serve — values I would bring directly to our HOA Board.

My educational background includes an MBA in Accounting and Finance from the Simon Business School at the University of Rochester and a B.S. in Computer Science from the University of Pittsburgh. I have spent my career turning those credentials into practical results: growing companies, managing multimillion-dollar budgets, navigating complex regulatory environments, and building consensus among diverse stakeholders.

What I Would Bring to the Board

- **Financial Stewardship.** Managing budgets and reserve funds responsibly is something I do every day professionally. I understand financial statements, risk management, and the importance of long-term planning — skills that translate directly to protecting our community's assets and keeping assessments fair.
- **Vendor & Contract Management.** I have negotiated and managed large, complex vendor relationships throughout my career. I would apply that same rigor to ensuring our HOA receives quality services at competitive prices.
- **Clear Communication & Transparency.** I believe homeowners deserve straightforward, timely communication from their Board. I will always prioritize openness and accessibility.
- **Collaborative Leadership.** I am known for bringing people together around shared goals. I will listen to my neighbors, respect differing viewpoints, and work to find solutions that serve the whole community.

My Commitment

Island Lagoon is not just where I live — it is where I have built friendships, spent weekends, and invested in my future. I take that seriously. If elected, I will bring the same energy, accountability, and dedication to our community that I bring to my professional work each day.

I would be honored to earn your vote and your trust.