



**Breakers at Bear Brand Homeowners Association**

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. 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*

Kim Horner  
Seabreeze Management Company  
1211 Puerta Del Sol, Suite 120  
San Clemente, CA 92673

May 18, 2026

A Special Meeting of the Members will be held as follows:

Date: June 23, 2026 (All mailed ballots must be received by us by June 22, 2026)  
 Time: 6:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/breakers](http://www.TheHOAElectionGuys.com/breakers))

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: **Seabreeze Management - 1211 Puerta Del Sol, Suite 120, San Clemente, CA 92673**

This Special Meeting of the Members is being held to vote on the recall of the entire board of directors.

- Should the recall PASS, we will then be electing FIVE (5) members to the board of directors
- Should the recall FAIL to pass, each board member will retain their seats for their originally elected terms

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

The Breakers at Bear Brand Homeowners Association bylaws define a quorum as “a majority” of the voting power of the association, or 91 members. This quorum requirement is lowered to 25% (45 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. For the recall to be approved, section 4.8 of the bylaws requires the majority vote of a quorum of Members.

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) **Signature must show through window or ballot will not be counted!**

Kim Horner  
Seabreeze Management Company  
1211 Puerta Del Sol, Suite 120  
San Clemente, CA 92673

**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!)

**Breakers at Bear Brand Homeowners Association**

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

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Barb Brown**

I have lived in Breakers for 6 years and have enjoyed the community and its beautiful surroundings and I would like to see it continue to thrive with beauty and grow stronger in community. I would like to be a part of a board that is transparent, understanding and willing to listen to the needs of our homeowners. I believe our community can be improved both esthetically and financially and as a board member I believe we need to consider what fits best for all homeowners and believe attendance to meetings are important to remain updated and current on all aspects of the community.

My 32 years of professional background consist of legal, psychological and entrepreneur in both since age 24 in that, being responsible for all aspects of a business. I have vast amounts of public volunteer work including relocating Katrina families from Louisiana to Arizona. In addition, public speaking and fundraising to assist organizations for Domestic Violence and Sexual Abuse.

I have served on two HOA boards in the recent past being the VP & President on each, so I truly understand the CCR's, the ARC/DRC rules & guidelines as well as the standard Bylaws that govern all HOA communities and, I am committed to adhering to them. As a board member we have a fiduciary duty and I do not take that lightly. In addition, I was the ARC/DRC chair on both HOA boards and helped to create the ARC/DRC guidelines on one of the boards. I have worked with numerous vendors with improvements in landscape and design, irrigation and electrical solutions.

All that being said, I believe with my work experience, my background knowledge and understanding of an HOA, I'd be well suited to be a part of the Breakers HOA board. Thank you for your time and consideration.

Barb Brown

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Dennis McIntyre**

I have been a homeowner at the Breakers since 2016 and have resided here as well.

I have not been a previous board member; I have been attended many of the monthly zoom meetings that have held while Seabreeze has been the management company.

I am running for a position on the board in order to get a better dialog for our homeowners and real transparency of our financial situation and some idea as to what repairs need to be done firstly and in what order of urgency.

In past discussions for the loan that was being voted on tenting and termite repairs weren't even included in the loan.

Why not?

Also now (after more than 2 years of reviewing these repairs) the HOA now wants to redo our entrance to allow repair trucks easier access to the condos; this makes no sense are these new costs included in the new proposed loan? Trucks have been doing repairs to our condos since 1990.

It would be nice to finally receive all pertinent facts of what repairs really are immediately needed and a full thorough review and timeline for these repairs and other options recommended by Seabreeze.

Also a detailed list of the bidding venders and who is doing the vetting of these companies, have any of these companies done work with any of the other Bear Brand properties? What was that outcome?

It would be nice to get responses to questions directed at the HOA during Zoom meetings instead of saying we don't have that info available at the moment and never following up and responding to the homeowners via text, email or at the next months Zoom meeting.

I think we need a more open HOA board

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Brad Novak**

I'm the current HOA President and would like to continue the work I've started 4 years ago to complete our community wide project. I spent thousands of hours dedicating myself to the Breakers so everyone has a safe and respectful community in which to live and thrive. As a 34 year resident of the Breakers, I'm asking for your support so I can keep providing leadership, higher property values and a better way of life for all.

**Monica A. Olmos**

Dear community, I have proudly called Breakers at Bear Brand home for 21 years and care deeply about protecting the quality and financial stability of our neighborhood. My 25 + years of professional background is in finance, accounting and organizational leadership, helping nonprofits strengthen financial systems, manage budgets, and operate with transparency and accountability. I currently serve on two nonprofit boards, where I support responsible governance and fiduciary oversight.

If elected, I will focus on transparent budgeting, thoughtful planning for capital projects, and exploring solutions that help minimize financial burdens on homeowners, while ensuring projects receive proper review and permitting. I believe strong communities are built through clear communication, sound financial stewardship, and trust among neighbors.

~ Kind regards, Monica

**Kim Savage**

My husband and I have owned our condo in the Breaker since 2018. I was elected to the Board last October and I would like to serve my 2 yr term. I have 20+ years experience in landscape design, commercial tenant improvement and residential design. My goal was and still is to help get our much needed construction project approved and completed to maintain our property values. I ask for your vote again.

  

## JANE JOYCE

245 Shorebreaker Drive, Laguna Niguel, CA 92677 | 925-200-5357 | jane.joyce@gmail.com

**March 25, 2024**

Breakers at Bear Brand Homeowners Association  
c/o Seabreeze Management Company, Inc.  
1211 Puerta Del Sol, Suite 120  
San Clemente, CA 92673

**To the Members of Breakers at Bear Brand Homeowners Association:**

As a current Director and despite the impending recall, I would like to continue to serve on the Board for Breakers and complete my term. While our home in Danville, CA is our primary residence, my husband, Pat, and I try to spend as much time as we can at our second home here in beautiful Laguna Niguel since purchasing in 2020. (A car accident in January has kept us away recently because of my inability to negotiate the stairs in our unit.) Whenever I am unable to attend a Board meeting in person, I have consistently attended via Zoom. And I am encouraged that since I began my tenure on the Board, attendance by Community members has increased five-fold.

I have learned a great deal since joining the Board in 2022 and I am committed to helping this community begin the repairs/retrofits/replacements we all know are desperately needed if we are going to retain our property values. I know we may not all agree on how to get there, but at some point, I would ask that you set aside any cynicism and distrust you might feel and recognize that this **volunteer** Board of Directors is trying to do the right thing for Breakers as a whole. We need to come together if we are ever going to move forward. Starting over with an entirely new board will only serve to set us back months, maybe even a year.

I respectfully ask for your vote in the upcoming election.

Warm Regards, **Jane Joyce**

(Additional statements on reverse)

