

**Brisa and Palmilla Homeowners Association**

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

Seabreeze
Ashley Coleman
26840 Aliso Viejo Pkwy Ste 100
Aliso Viejo, CA 92656

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. Three sheets 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 Special Meeting of the Members will be held as follows:

Date: September 3, 2026 (All mailed ballots must be received by us by September 2, 2026)
Time: 4:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/palmilla)

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 HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

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 THREE (3) 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 Brisa and Palmilla Homeowners Association bylaws define a quorum as “25%” of the voting power of the association, or 41 members. 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, California Corp Code § 5222 requires the majority vote of a quorum of Members.

Please note: Brisa and Palmilla has an Annual Board of Directors election taking place at the same time as this one. Election material for each will arrive separately in its own ballot package. Please keep ballots separate and return them in their distinct return envelopes. Do not send ballots together in the same return envelope.

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!**

Seabreeze
Ashley Coleman
26840 Aliso Viejo Pkwy Ste 100
Aliso Viejo, CA 92656

Brisa and Palmilla Homeowners Association

c/o The HOA Election Guys - BrisaPalmillaFILE_ **RECALL**
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)

Al Garcia

Greetings, Brisa and Palmilla homeowners!

My name is Al Garcia and I am a fellow homeowner interested in running for a board position within our community's Homeowner's Association. I would like to share why I am interested in representing us to help bring some much-needed, positive change to our community, and also share a bit about myself.

Like many of you, I have grown increasingly frustrated with little progress being made by our current HOA and its Board of Directors. They are seemingly being strong-armed by Lennar and Seabreeze property management. The time has come for us homeowners to start seeing real change and protect our most valuable asset.

I purchased my home during our community's first phase and moved in during October 2023. I expected some "growing pains" until an association was formed. Now approaching close to three years later, I have yet to see where our monthly dues are going, what services are actually being covered, and I question a lot of prior decisions made. These include issues related to overall community security, unqualified vendors that have only been hired because they are cheap, CC&R rules not being enforced (i.e., parking and ongoing homeowner violation enforcement, etc.), resident committees that never came to fruition, ineffective and brief quarterly meetings where nothing seems to happen, etc. I simply feel our hard-earned dollars go only to a management company that do not have us homeowners in their best interest. While we inherited Seabreeze property management due to Lennar choosing them for all their other new builds at the time, we now need a board that is homeowner-controlled that can protect our interests. This is where I would like to offer my help - however best fit.

I currently work from home and have more than 25 years of executive-level marketing and sales experience within the tourism and hospitality industries, having held leadership roles for national brands including Paramount Parks/Viacom, Six Flags Theme Parks, Cedar Fair Entertainment Corporation, and most recently as Corporate Director of Marketing & Sales with Parques Reunidos—based in Spain. Within each of my roles, I helped achieve record growth for shareholders and the companies I represented. I also have experience with various Homeowner's Associations over the years, which I believe gives me a baseline of what HOAs are supposed to be doing and how they should be responding to our community complaints.

While I kindly ask for your vote to hold a board position during the upcoming recall election, I want to be involved in our community whether holding a position or not, and I will support others that demand the change we want to see.

I appreciate your consideration. Cheers!

-Al Garcia

Candidate Statement – Brian Kim

I am submitting my candidacy for the Board of Directors because I believe our community deserves transparent leadership, responsible financial management, and open communication between the Board and homeowners.

As a homeowner in Brisa and Palmilla, I understand the importance of protecting our property values while maintaining a safe, attractive, and well-managed community. I believe Board members should be accessible, listen to homeowner concerns, and make decisions based on what is best for the community as a whole.

If elected, I will focus on:

- Financial responsibility and careful oversight of Association funds
- Transparency in Board decisions and operations
- Timely communication with homeowners
- Fair and consistent enforcement of governing documents
- Long-term planning to maintain and enhance our community

I am committed to working collaboratively with fellow Board members and residents to ensure our Association operates effectively and in the best interests of all homeowners.

Thank you for your consideration and support.

Brian Kim

Homeowner, Brisa and Pamilla Homeowners Association (1076-2)

714-401-6394

brianjwkim@gmail.com

CANDIDATE STATEMENTS
(Additional statements on reverse)

Angela Pham

I am excited for the opportunity to serve the Brisa and Palmilla HOA during this important transition. With a professional background in Finance and five years of experience on the Board of Directors for a 1,750-unit HOA, including terms as both Treasurer and President, I bring deep operational and strategic insight into what it takes to build and maintain a successful homeowners association.

I am passionate about:

- Community Safety - Ensuring our neighborhoods are safe and secure for all residents.
- High-Quality Service - Supporting our management company and vendors so they can provide the best possible service to homeowners and maintaining the community.
- Fiscal Efficiency - Identifying cost-effective solutions that allow us to maintain excellent services while keeping HOA dues as low as possible.

In my prior board roles, I led initiatives including vendor performance management, community event planning, hiring a new management company through an RFP process, and bringing on a new landscaping vendor-always with an eye toward long-term value and community satisfaction.

I'm committed to helping Brisa and Palmilla HOA get off to a strong start as we transition from builder to homeowner control. I will work hard to ensure we are positioned for financial health and community cohesion in the years ahead.

Thank you for your consideration-I'd be honored to serve.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Robert Tai

I have been serving as President of the Brisa and Palmilla HOA Board since Sept 2024 and member of the Association since Nov 2023.

I am a licensed Architect and also currently serve on the Board of Directors of a non-profit arts center.

My board experience also includes serving as President of 2 other HOA Boards for the past decade.

I am committed to the fiduciary responsibilities of a Board member and a common sense approach.

Thank you for your consideration.

Candidate Statement – David Tran

My name is David Tran, and I have been a homeowner in Brisa and Palmilla since November 2024. I am an Orange County real estate broker, mortgage professional, business owner, Army veteran, and MBA graduate with experience in financial analysis, governance, and property-related matters.

Since becoming a homeowner in Brisa and Palmilla, I have taken an active role in understanding our Association's governing documents, finances, elections, and operations. Through attending meetings, reviewing Association records, and engaging with fellow homeowners, I have gained a detailed understanding of both the challenges and opportunities facing our community.

If elected, my priorities will be:

- Transparent and timely communication with homeowners
- Consistent compliance with the Association's governing documents and California law
- Responsible financial oversight and long-term planning
- Protection and enhancement of property values
- Increased homeowner participation in community decisions
- Professional, respectful, and accountable governance

I believe our community benefits most from a board that is transparent, well-informed, responsive to homeowners, and focused on solving problems before they become larger issues.

I am seeking election because I believe Brisa and Palmilla deserves strong homeowner representation and leadership committed to serving the interests of the entire community.

Thank you for your consideration.

David Tran, MBA & Army Veteran
Brisa and Palmilla Homeowner (1082-1)
949-523-9494
David.Tran729@icloud.com