



Park Mediterrania Owners 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. One page 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.

Kathy Cabrera
Weldon L Brown Company, Inc
5029 La Mart Drive, Suite C
Riverside, CA 92507

April 30, 2026

A Meeting of the Members will be held as follows:

Date: June 15, 2026 (All mailed ballots must be received by us by June 14, 2026)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/parkmed)

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: **Weldon L Brown Company, Inc - 5029 La Mart Drive, Suite C, Riverside, CA 92507**

This Meeting of the Members is being held to vote on the election of SIX (6) 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 Park Mediterrania Owners Association bylaws define a quorum as "51%" of the voting power of the association, or 73 members. This quorum requirement is lowered to 20% (29 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!**

Kathy Cabrera
Weldon L Brown Company, Inc
5029 La Mart Drive, Suite C
Riverside, CA 92507

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c/o The HOA Election Guys - ParkMedFILE
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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 STATEMENT

Vyvy Tran

I am honored to submit my candidacy for the Board of Directors. I value the opportunity to connect with professionals who are equally committed to growth, integrity, and community impact, and I am eager to contribute at a deeper level through board service.

My professional background spans leadership, operations, marketing strategy, and organizational development. I currently serve in academic leadership as a Business Development Manager and college coach, where I guide graduate students through program completion while partnering with executive leadership on enrollment growth, strategic planning, and community partnerships.

I hold a Bachelor of Arts in Communication with an emphasis in Public Relations and an MBA in Marketing and Sports Management. I am currently enrolled in a PhD program in Leadership with a focus on behavior analysis. My experience in sports marketing and brand management has strengthened my ability to build relationships, develop strategic initiatives, and align vision with measurable outcomes. Across every role I have held, I prioritize structure, accountability, and long-term sustainability.

My vision for the Association is centered on three priorities:

Strengthening member engagement through intentional communication and impactful programming

Expanding strategic partnerships that create value and visibility for our members

Ensuring operational clarity and financial sustainability for long-term growth

If elected, I hope to contribute strategic insight, strong communication, and collaborative leadership to help the Association continue to evolve and serve its members effectively. I believe in balancing innovation with tradition, honoring the foundation that has been built while identifying opportunities for thoughtful progress.

I attend meetings regularly and prioritize preparation and follow-through. Accountability and consistency are important to me, and I understand that effective board service requires both strategic thinking and dependable execution.

While my background includes leadership roles within academic institutions and professional organizations, what I bring most importantly is a commitment to service. I believe strong boards are built on trust, transparency, and shared responsibility. I am prepared to contribute meaningfully, listen actively, and support decisions that align with the best interests of the Association and its members.

Thank you for your consideration. I would be honored to serve.